



Maplewood Grove
Stalybridge, SK15 3GL

Offers over £299,950



There's no agent like home

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Home Estate Agents are thrilled to offer for sale this meticulously maintained three bedroom semi-detached property nestled in the sought-after Cypress Oaks area. This property offers easy access to a wealth of local amenities, including reputable schools, recreational facilities, and picturesque canal-side walks. Commuters will appreciate the proximity to transport links, ensuring seamless connectivity to neighbouring areas and beyond.

Boasting ample space and a host of desirable features this home makes an ideal choice for the growing family. Don't miss the opportunity to make this charming property your own. **Viewing Highly Recommended**

In brief the accommodation comprises of: Entrance hall, dining room, cloakroom, lounge and kitchen to the ground floor. Three spacious bedrooms with the master bedroom benefitting from an en-suite and family bathroom to the first floor. Driveway to the front of the property leading to the integral garage providing convenience and additional storage space, Enclosed low maintenance and spacious rear garden which includes a paved patio area with artificial lawn beyond, perfect outdoor space for entertaining.

GROUND FLOOR

Hall

Door to Front, radiator, stairs to first floor, doors leading to:

Dining Room 9'9" x 8'11" (2.98m x 2.72m)

Double glazed window to front, radiator.

Cloakroom

Wall mounted wash hand basin, low-level WC, part tiled walls.

Lounge 10'11" x 8'7" (3.35m x 2.64m)

Double glazed box window to rear with French doors leading out to rear garden, radiator.

Kitchen 10'11" x 8'7" (3.35m x 2.64m)

Fitted with a matching range of base and eye level units, with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine and dishwasher, space or fridge/freezer, built-in eye-level oven, built-in microwave, built-in hob with extractor hood over, radiator, door leading out to rear garden.

FIRST FLOOR

Landing

Door to storage cupboard, doors leading to:

Master Bedroom 10'7" x 6'6" (3.25m x 2.00m)

Two double glazed windows to front, radiator, doors to built-in wardrobe, door leading to:

En-suite

Three piece suite comprising, shower enclosure, wash hand basin and low-level WC, heated towel rail, part tiled walls, double glazed window to front.

Bedroom 2 9'3" x 9'0" (2.82m x 2.75m)

Double glazed window to rear, radiator, doors to built-in wardrobe.

Bedroom 3 8'5" x 6'9" (2.58m x 2.07m)

Double glazed window to rear, radiator, doors to built-in wardrobe.

Bathroom 6'0" x 6'5" (1.83m x 1.96m)

Three piece comprising of bath with shower over, pedestal wash hand basin and low-level WC, double glazed window to rear, tiled walls.

OUTSIDE

Garage 16'0" x 7'8" (4.89m x 2.36m)

DISCLAIMER

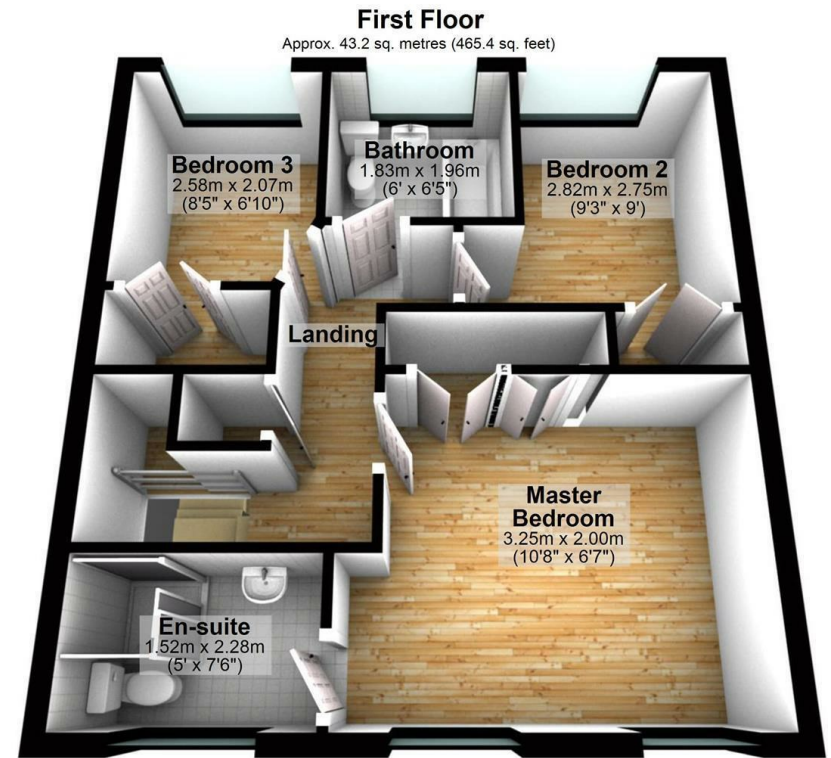
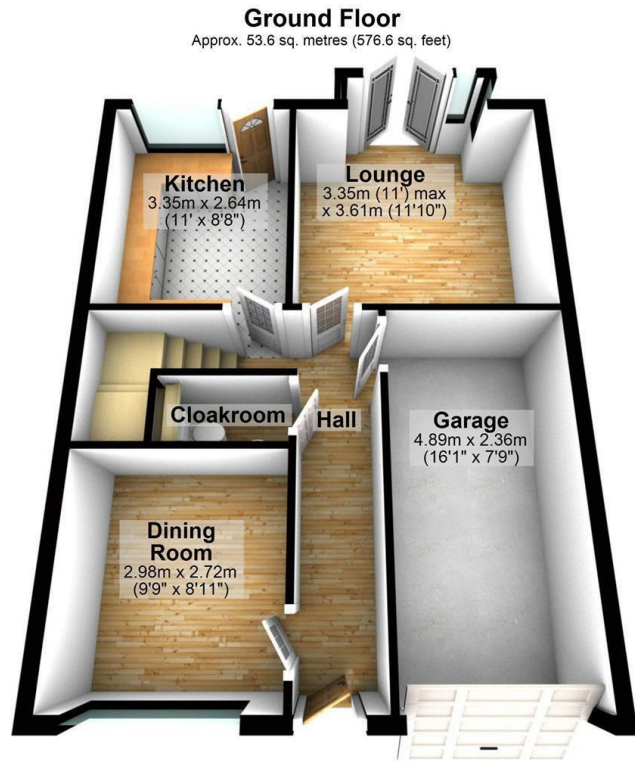
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should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 96.8 sq. metres (1042.0 sq. feet)

