



The Mall
Stalybridge, SK15 2TN

Price £395,000



There's no agent like home

Introducing a captivating three-bedroom detached property nestled in the serene ambiance of a quiet cul-de-sac in a highly desirable area of Stalybridge. This immaculately presented residence offers not only comfort but also breathtaking long-range views, creating a picturesque backdrop for everyday living.

Positioned on a corner plot, the property features a beautifully manicured lawned garden to the front, complemented by a paved garden on the side adorned with mature shrub borders. To the rear, an enclosed paved garden adorned with lush planted borders awaits, ensuring tranquility and privacy. A double driveway extends to the rear, leading to the detached garage, providing ample parking space and convenience. Step inside to discover two inviting reception rooms, perfect for entertaining or relaxing in comfort. The modern fitted kitchen is equipped to meet the demands of contemporary living, while a convenient downstairs WC adds to the practicality of the layout. Upstairs, three generously sized double bedrooms await, each providing comfortable accommodation for residents or guests. Completing the upper level is a well-appointed family bathroom, ensuring convenience and functionality for everyday routines.

This exceptional property seamlessly combines modern comforts with picturesque surroundings, offering a desirable lifestyle opportunity in a sought-after locale. Don't miss the chance to make this your dream home. ****Viewing Highly Recommended****

In brief the accommodation comprises of: Porch, hall, WC, lounge, dining room and kitchen to the ground floor Three bedrooms and family bathroom to the first floor. Gardens to the front side and rear. Double driveway to the rear leading to the detached garage.



GROUND FLOOR

Porch

Double glazed sliding door to the front, door to:

Hall

Double glazed window to front, double glazed window to side, radiator, stairs leading to first floor, doors leading to:

WC

Double glazed window to side, two piece suite comprising, vanity wash hand basin and low-level WC, radiator.

Lounge 17'6" x 12'6" (5.33m x 3.81m)

Double glazed window to front, feature fireplace with inset fire, radiator.

Dining Room 12'1" x 12'1" (3.68m x 3.68m)

Double glazed window to rear, radiator, door leading out to rear garden.

Kitchen 14'4" x 9'0" (4.36m x 2.74m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated fridge/freezer, integrated washing machine, built-in eye level oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, double glazed window to side, radiator, door leading out to the side.

FIRST FLOOR

Landing

Double glazed window to front, radiator, doors leading to:

Bedroom 1 12'6" x 12'6" (3.82m x 3.81m)

Double glazed window to rear, radiator, fitted wardrobes,

Bedroom 2 9'6" x 12'6" (2.89m x 3.81m)

Double glazed window to front, radiator, fitted wardrobes.

Bedroom 3 9'11" x 9'4" (3.01m x 2.84m)

Double glazed window to rear, radiator, fitted wardrobes.

Bathroom

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, heated towel rail, tiled walls, double glazed window to side.

OUTSIDE

Gardens to the front, side and rear. Well maintained lawn garden to the front, paved garden to the side with shrub border. Enclosed paved garden to the rear with mature planted borders. Double driveway to the rear of the property leading to the detached garage.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

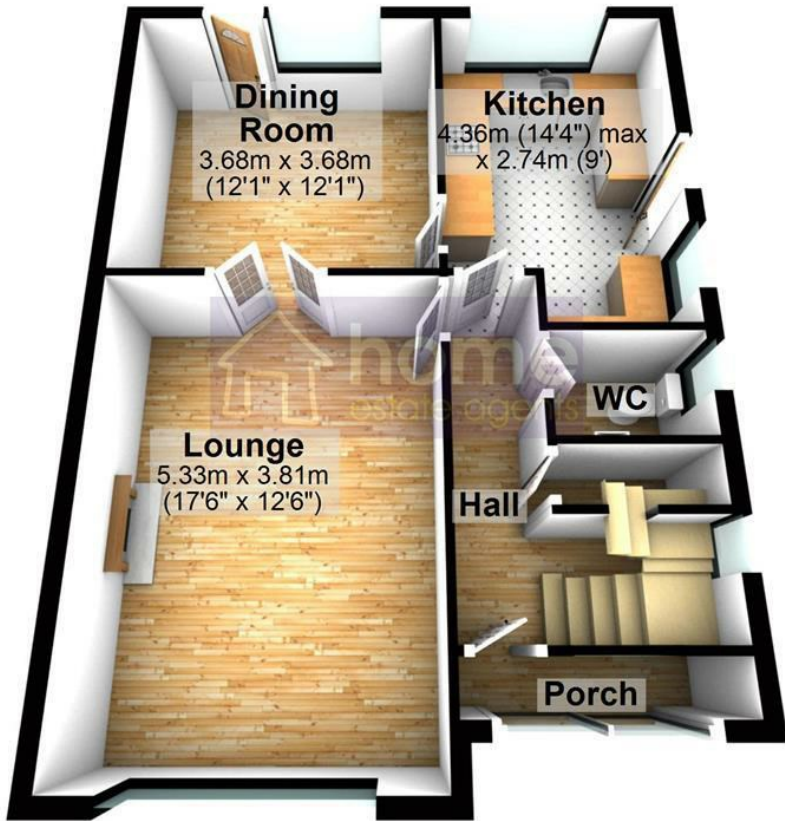
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 