



Hartley Street  
Stalybridge, SK15 3FH  
Offers over £299,950

# Hartley Street, Stalybridge, SK15 3FH

This bespoke three-story property is a true gem, offering a perfect blend of style, comfort, and convenience. Nestled in the popular Millbrook village offering modern family living. The ground floor boasts a spacious lounge and a well-appointed kitchen/diner. The French doors open to create a seamless connection between indoor and outdoor living spaces, providing an abundance of natural light and a perfect setting for family gatherings or entertaining guests. Ascend to the first floor, where you'll find two inviting bedrooms and a four piece family bathroom. The master bedroom, located on the second floor, offers tranquility and privacy, complete with its own shower room. Enjoy the convenience of being close to local amenities and transport links and embrace the outdoors and explore the scenic beauty of Stalybridge Country park, perfect for leisurely strolls and outdoor activities. **\*\*Viewing Highly Recommended\*\***

In brief the property comprises of: Entrance hall, downstairs cloakroom, lounge and kitchen/diner to ground floor. Two bedrooms and family bathroom to first floor. Master bedroom and shower room to second floor. Driveway to the front of the property. Enclose garden to the rear.

## GROUND FLOOR

### Entrance

Door to front, stairs to first floor, door to:

### Downstairs WC

Wall mounted wash hand basin and low level WC, part tiled walls, door to storage cupboard.

### Lounge 12'0" x 12'4" (3.66m x 3.77m)

Two double glazed windows to front, laminate flooring, inset ceiling downlights, radiator, door to:

### Kitchen/Diner 11'0" x 19'2" (3.35m x 5.84m)

Double glazed Velux window to the rear, double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated dishwasher, built-in oven, built-in hob with extractor hood over, breakfast bar, laminate flooring, inset ceiling downlights, double doors to rear garden.

## FIRST FLOOR

### Landing

Double glazed window to front, stairs to second floor, doors to:

### Bedroom 2 10'2" x 12'10" (3.10m x 3.92m)

Double glazed window to rear, radiator.

### Bedroom 3 8'0" x 12'10" (2.44m x 3.92m)

Two double glazed windows to front, radiator.

### Bathroom

Double glazed window to rear, four piece suite comprising panelled bath, shower enclosure, pedestal wash hand basin and low-level WC, inset ceiling downlights, tiled walls, heated towel rail.

## SECOND FLOOR

Doors to:

### Master Bedroom 10'0" x 16'1" (3.05m x 4.89m)

Double glazed window to front, built-in double wardrobes, storage to eaves, inset ceiling downlights, radiator.

### Shower Room

Double glazed Velux window to side, three piece suite comprising tiled shower enclosure, wash hand basin and low-level WC, tiled walls, tiled floor, heated chrome towel radiator.

## OUTSIDE

Driveway to front. Enclosed paved garden with steps leading up to further seating area.

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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.

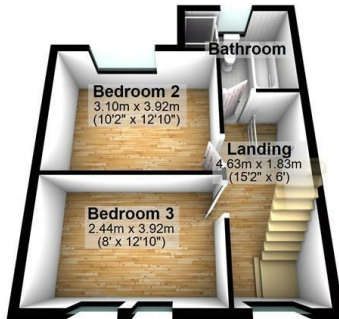
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Ground Floor



First Floor



Second Floor

