



Acres Lane
Stalybridge, SK15 2JU

Offers over £250,000

Discover the epitome of charm and comfort in this meticulously maintained three-bedroom mid terrace period property located in the sought-after area of Stalybridge. Boasting immaculate presentation and surprising spaciousness, this home offers a delightful blend of modern amenities and period features.

Step inside to discover a thoughtfully designed layout. The property features a cozy lounge, a welcoming dining room adorned with French doors that open onto the rear garden, a well-appointed kitchen, and a convenient WC with plumbing for washing machine. Additionally, there's access to the cellar, providing extra storage space. Enjoy three generously sized bedrooms, each offering comfort and tranquility. The master bedroom stands out for its spaciousness, providing ample room for relaxation and personal retreat and a well appointed family bathroom catering to the needs of the household. The property features a charming forecourt garden to the front, adding to its curb appeal. To the rear, you'll find an enclosed low-maintenance garden, ideal for outdoor entertaining and al-fresco dining.

Situated near Stalybridge Town Centre and train station, facilitating easy access to essentials and transportation. Enjoy the beauty of nature and outdoor recreation with Cheetham Park in close proximity to the property.

****Viewing Highly Recommended****

In brief the accommodation comprises: Entrance vestibule, hall, lounge, dining room, kitchen, WC, access to basement to the ground floor. Three bedrooms and bathroom to the first floor. Forecourt garden to the front. Enclosed garden to the rear.



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Hall

Radiator, stairs leading to first floor, door leading to:

Lounge 14'9" x 10'11" (4.50m x 3.33m)

Double glazed window to front, feature inglenook fireplace with log burner, radiator, open plan to:

Dining Room 14'4" x 12'3" (4.37m x 3.74m)

Feature fireplace, radiator, double glazed French doors leading out to rear garden, open plan to:

Kitchen 17'11" x 7'10" (5.46m x 2.39m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, tiled splashbacks, integrated dishwasher, integrated fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side, radiator, access to cellar, door to side leading out to rear garden.

WC/Utility Room

Two piece suite comprising, wash hand basin and low-level WC, plumbing for washing machine.

FIRST FLOOR

Landing

Radiator, doors leading to:

Bedroom 1 14'8" x 15'4" (4.47m x 4.67m)

Two double glazed windows to front, radiator.

Bedroom 2 19'4" x 7'10" (5.89m x 2.39m)

Double glazed window to side, double glazed window to rear, two radiators.

Bedroom 3 8'10" x 9'11" (2.68m x 3.02m)

Double glazed window to rear, radiator.

Bathroom 6'2" x 9'11" (1.87m x 3.02m)

Three piece suite comprising bath with shower over, wash hand basin and low-level WC, part tiled walls, heated towel rail.

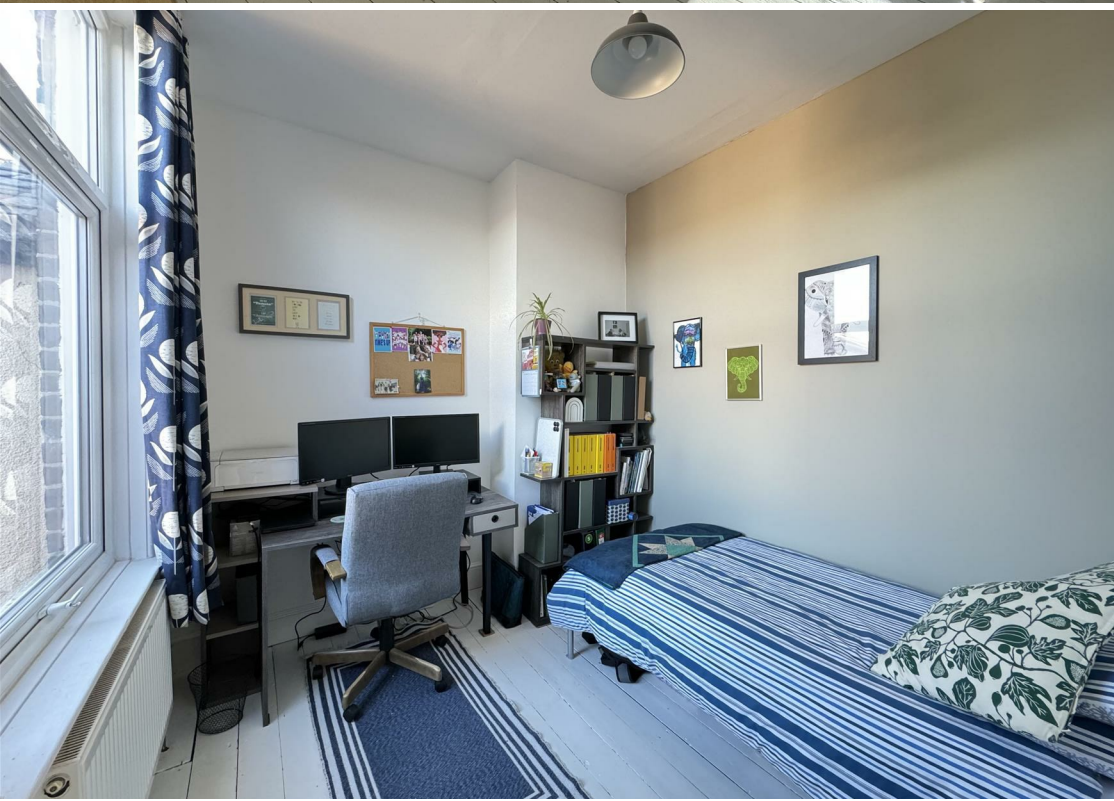
OUTSIDE

DISCLAIMER

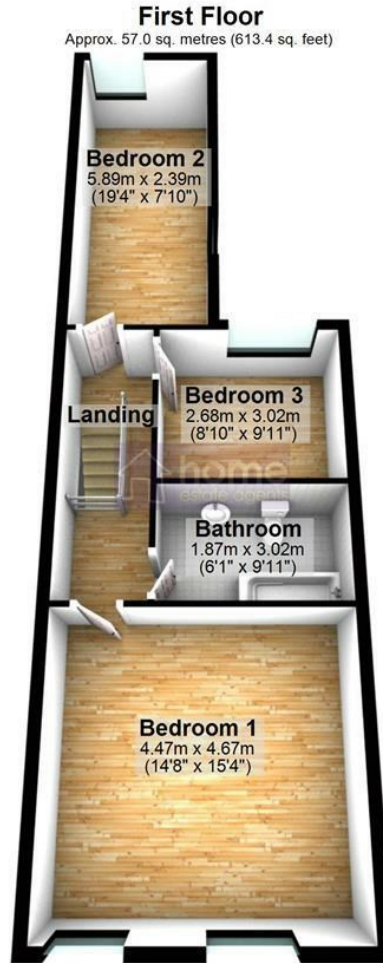
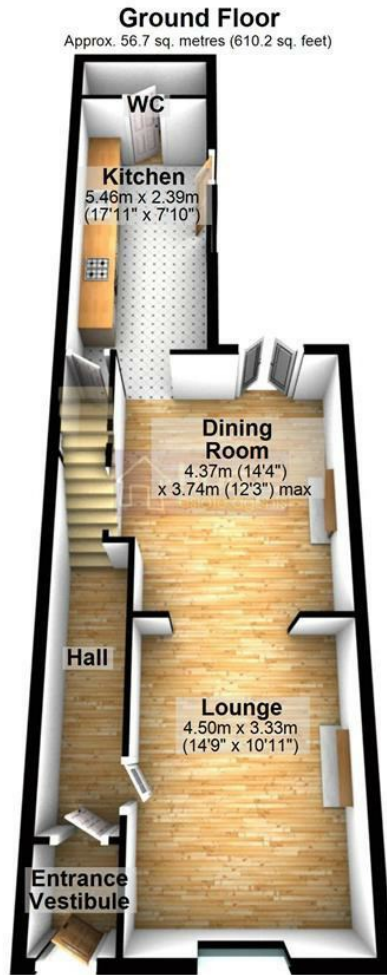
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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. 113.7 sq. metres (1223.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		73
(69-80) C		
(55-68) D	52	
(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