



Valehouse Court  
Stalybridge, SK15 3BP

Offers over £280,000



There's no agent like home



This three-bedroom detached property is the perfect haven for a growing family, offering a harmonious blend of comfort and style. Located in Stalybridge, this residence is situated at the head of a tranquil cul-de-sac within a popular development, providing a peaceful environment for your family.

As you step into the home, you'll be greeted by a warm and inviting lounge, creating an ideal space for relaxation and family gatherings. The heart of the home lies in the spacious kitchen/diner, offering a perfect setting for shared meals and quality time together. The convenience of a downstairs WC and utility room adds practicality to daily living. Upstairs, discover three comfortable bedrooms, with the master bedroom boasting an en-suite, offering a touch of luxury and privacy. A well-appointed family bathroom ensures comfort and convenience for all members of the household.

The exterior of the property features a lawned garden to the front, complemented by a driveway and detached garage providing ample parking space and storage. Enclosed garden, providing a secure outdoor space for children to play or for entertaining guests.

One of the standout features of this property is its proximity to the local countryside, with Stalybridge Country Park and reservoirs nearby. Embrace the benefits of a peaceful and scenic environment, perfect for outdoor enthusiasts and those who appreciate nature. Don't miss the opportunity to make this house your home. Viewing Highly Recommended\*\*

In brief the accommodation comprises: Hallway, living room, WC, kitchen/diner and utility room to the ground floor. Three bedrooms (master with en-suite) and family bathroom to the first floor. Lawned garden to the front with driveway and detached garage. Enclosed garden to the rear.



## GROUND FLOOR

### Hallway

Door to front, double glazed window to side, radiator, stairs leading to first floor, door to under stairs storage cupboard, doors leading to:

**Living Room** 12'2" x 12'10" (3.70m x 3.90m)

Double glazed window to front, radiator.

### WC

Two piece suite comprising pedestal wash hand basin and low-level WC, radiator.

**Kitchen/Diner** 9'1" x 18'1" (2.78m x 5.50m)

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

**Utility Room** 5'3" x 7'6" (1.61m x 2.29m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, door to side.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

**Master Bedroom** 10'5" x 13'0" (3.18m x 3.96m)

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

### En-suite

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

**Bedroom 2** 9'1" x 9'8" (2.78m x 2.95m)

Double glazed window to rear, radiator.

**Bedroom 3** 9'4" x 8'2" (2.84m x 2.50m)

Double glazed window to rear, radiator.

**Bathroom** 7'0" x 5'6" (2.13m x 1.68m)

Three piece suite comprising panelled bath with shower over,

vanity wash hand basin and low-level WC, tiled walls, double glazed window to side, heated towel rail,

## OUTSIDE

Lawned garden to the front with paved pathway and gated access to the rear. Driveway and detached garage. Enclosed garden to the rear, mainly laid to lawn with decked seating area and planted borders.

## 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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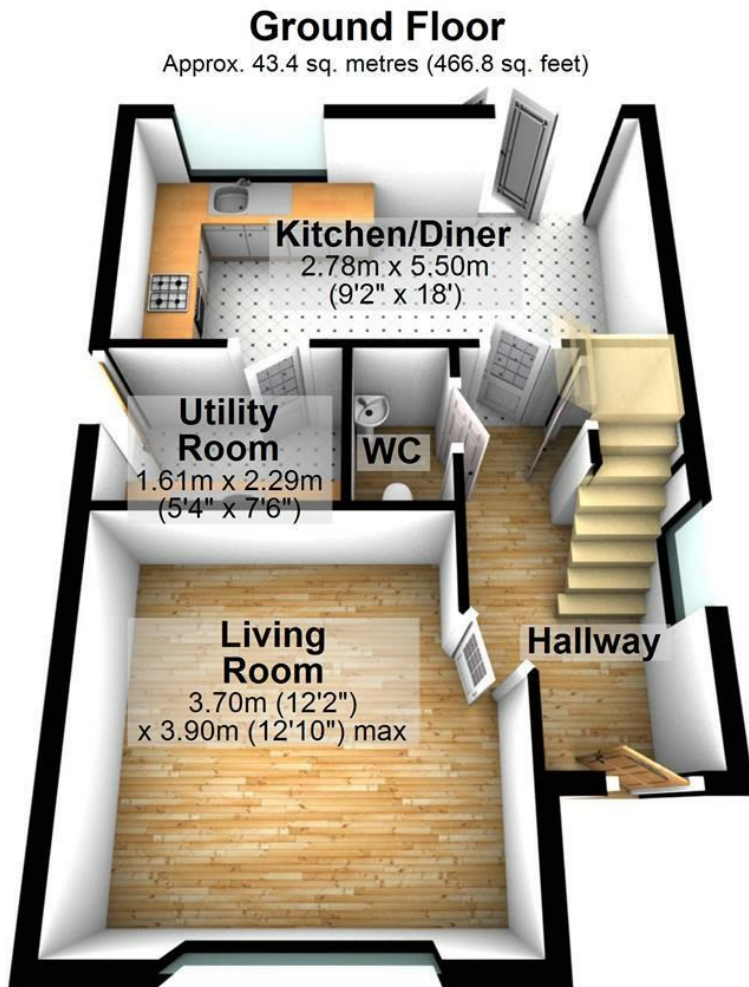












Total area: approx. 87.2 sq. metres (938.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC