



Rayners Close
Stalybridge, SK15 1TJ
Offers in the region of £245,000

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Introducing an ideal family home! Nestled within a sought-after residential development, this charming three-bedroom semi-detached property offers the perfect haven for young or growing families.

Step inside and discover a welcoming lounge, where relaxation and quality family time await. The heart of the home, the spacious kitchen/diner, beckons with its modern design and ample space for culinary adventures and shared meals. Adjacent to the kitchen, a delightful conservatory invites natural light to flood the space, creating an inviting ambiance for lounging or entertaining. Upstairs, three cozy bedrooms provide peaceful retreats for every family member, while a well-appointed bathroom ensures convenience and comfort for daily routines. Outside, the property boasts a beautifully landscaped lawned garden to the front, adding to its curb appeal, along with a convenient driveway for hassle-free parking. Meanwhile, the enclosed rear garden offers a private sanctuary for outdoor enjoyment and al fresco dining, providing a safe space for children to play and adults to unwind. Conveniently located near local schools, amenities, and excellent transport links, including the nearby Cheetham Park, this home effortlessly combines comfort, convenience, and community living. Don't miss the opportunity to make cherished memories in this idyllic family retreat! ****Viewing Highly Recommended****

GROUND FLOOR

Hall

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

Lounge 13'7" x 11'9" (4.15m x 3.58m)

Double glazed window to front, feature fireplace with inset fire, radiator, door to storage cupboard, door leading to:

Kitchen/Diner 9'3" x 14'11" (2.82m x 4.55m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for cooker, double glazed window to rear, radiator, double glazed French doors leading to:

Conservatory 10'10" x 13'4" (3.29m x 4.07m)

Double glazed windows to sides, door to side leading out to rear garden, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Loft access, doors leading to:

Bedroom 1 12'3" x 8'4" (3.73m x 2.54m)

Double glazed window to front, radiator.

Bedroom 2 10'8" x 8'6" (3.25m x 2.59m)

Double glazed window to rear, radiator.

Bedroom 3 9'5" x 6'0" (2.88m x 1.82m)

Double glazed window to front, radiator, door to storage cupboard.

Bathroom 5'6" x 6'0" (1.67m x 1.82m)

Three piece suite comprising pedestal wash hand basin, walk-in shower area and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE

Lawned garden to the front with driveway providing convenient off road parking. Enclosed garden to the rear with paved pathways, lawn 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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Ground Floor



First Floor



