



Acres Lane  
Stalybridge, SK15 2JU  
Offers over £265,000



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# Acres Lane, Stalybridge, SK15 2JU

Home Estate Agents are pleased to offer for sale this FIVE bedroom end terraced property. The property offers spacious family accommodation over 2,500 sq ft and has lots of character with many original features. Located close to Stalybridge town centre, Cheetham Park, schools, train station and transport links. \*\* Viewing highly recommended \*\*.

In brief the accommodation comprises: Entrance vestibule, lounge, sitting room and breakfast kitchen to the ground floor. Master bedrooms, bedrooms, three, four, five, shower room, separate WC and bathroom to first floor. Bedroom two to the second floor. Cellar with storage/utility area. Forecourt garden. Enclosed garden with artificial lawn, gate to side. Driveway to rear with electric car charger. Off road parking to side.

## GROUND FLOOR

### Entrance Vestibule

Door to front, decorative glass panels and door to:

### Hall

Stairs to first floor, door with stairs leading down to cellar, doors to:

### Lounge 15'6" x 15'10" (4.72m x 4.83m)

Double glazed bay window to front, double glazed window to side, feature fireplace and surround with inset Living Flame fire, wooden flooring, radiator.

### Sitting Room 14'6" x 15'10" (4.43m x 4.83m)

Double glazed window to side, feature fireplace and surround with inset Living Flame fire, double doors to rear garden.

### Kitchen/Breakfast Room 15'7" x 12'6" (4.74m x 3.82m)

Two double glazed window to side, fitted with a cottage style kitchen comprising of base units with work surface over, inset Belfast style sink with mixer tap, tiled splashbacks, space for Range cooker with tiled splashback, space for fridge/ freezer, built in storage cupboard, laminate flooring, central island, door to rear garden.

## BASEMENT

### Cellar 15'6" x 15'5" (4.73m x 4.71m)

Window to front, laminate flooring.

### Store Room

Currently used a utility room to house washing machine and dryer.

## FIRST FLOOR

## Landing

Door with stairs leading to second floor, radiator, doors to:

### Master Bedroom 14'5" x 15'10" (4.40m x 4.83m)

Double glazed window to front, radiator, door to:

### Bedroom 3 7'10" x 15'10" (2.38m x 4.83m)

Double glazed window to side, radiator.

### Bedroom 4 7'5" x 10'6" (2.27m x 3.20m)

Double glazed window to rear, radiator, open to:

### Walk-in Wardrobe

### Bedroom 5 8'4" x 5'10" (2.54m x 1.78m)

Double glazed window to front, radiator.

### Shower Room

Fitted with a tiled shower enclosure.

### WC

Double glazed window to side, fitted with a low level WC.

### Bathroom

Double glazed window to rear, fitted with a three piece suite comprising panelled bath, vanity wash hand basin and low level WC, part tiled walls, radiator.

## SECOND FLOOR

## Landing

Radiator, door to storage cupboard, door to:

### Bedroom 2 18'2" x 15'10" (5.54m x 4.83m)

Double glazed window to side, double glazed Velux window to rear, radiator, storage to eaves.

## Storage

## OUTSIDE

Forecourt garden. Enclosed garden with artificial lawn, gate to side. Driveway to rear with electric car charger. Off road parking to side.

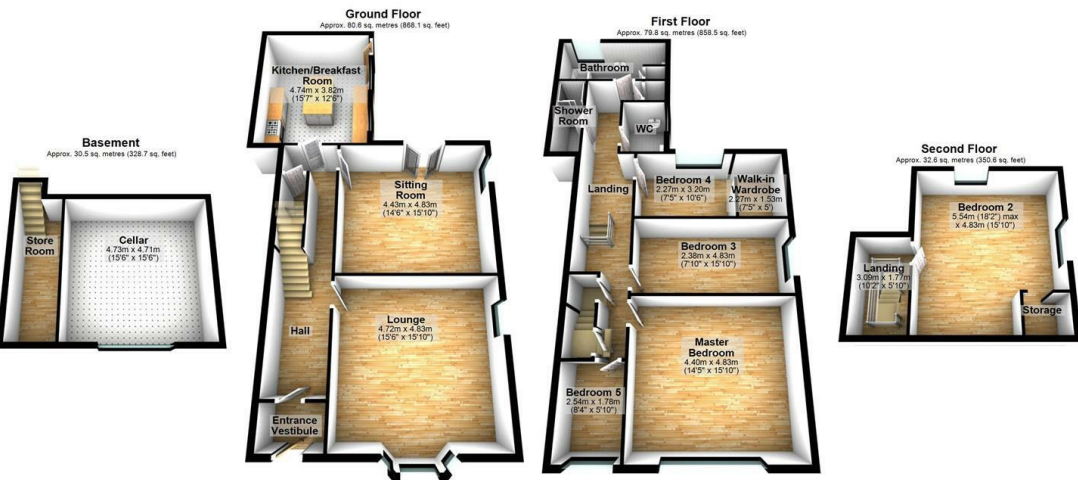
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Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose 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.





Total area: approx. 223.5 sq. metres (2405.8 sq. feet)

