



Hartley Street  
Stalybridge, SK15 3FH

Offers over £299,950



There's no agent like home

This beautifully presented three-bedroom semi-detached property offers spacious and modern accommodation spread over three floors. Designed with comfort and convenience in mind, the home boasts underfloor heating throughout, ensuring warmth and comfort during the colder months. Additionally, an advanced air filtration system has been installed, promoting a clean and healthy living environment for all occupants. Located in the sought-after Millbrook Village, the property benefits from its proximity to local amenities, including shops, restaurants, and leisure facilities. Excellent transport links further enhance its appeal, providing easy access to nearby towns and cities for those who commute or enjoy exploring the surrounding areas. For nature enthusiasts and outdoor lovers, Stalybridge Country Park is just a stone's throw away, offering picturesque walking trails, wildlife spotting opportunities, and tranquil green spaces to unwind and relax. This bespoke property truly stands out as a unique and desirable home in a popular and well-connected area. Don't miss out on the opportunity to make this stunning residence your new home! **\*\*Viewing Highly Recommended\*\***

In brief the accommodation 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. Enclosed garden to the rear.



## GROUND FLOOR

### Entrance Hall

Door to front, stairs leading to first floor, doors leading to:

### WC

Two piece suite comprising, wash hand basin and low-level WC, part tiled walls.

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

Two double glazed windows to front, door leading to:

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

Fitted with a matching range of base and eye level units with worktop space over, integrated dishwasher, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed ceiling velux window, door leading to storage cupboard, double glazed French doors leading to rear garden.

## FIRST FLOOR

### Landing

Double glazed window to front, stairs leading to first floor, doors leading 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** 7'8" x 8'10" (2.34m x 2.68m)

Four piece suite comprising panelled bath, pedestal wash hand basin, tiled shower area and low-level WC, part tiled walls, heated towel rail, double glazed window to rear,

## SECOND FLOOR

### Landing

Doors leading to:

**Master Bedroom** 12'8" x 16'1" (3.87m x 4.89m)

Double glazed window to front, double glazed window to side, radiator.

**Shower Room** 8'10" x 6'0" (2.70m x 1.83m)

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

## OUTSIDE

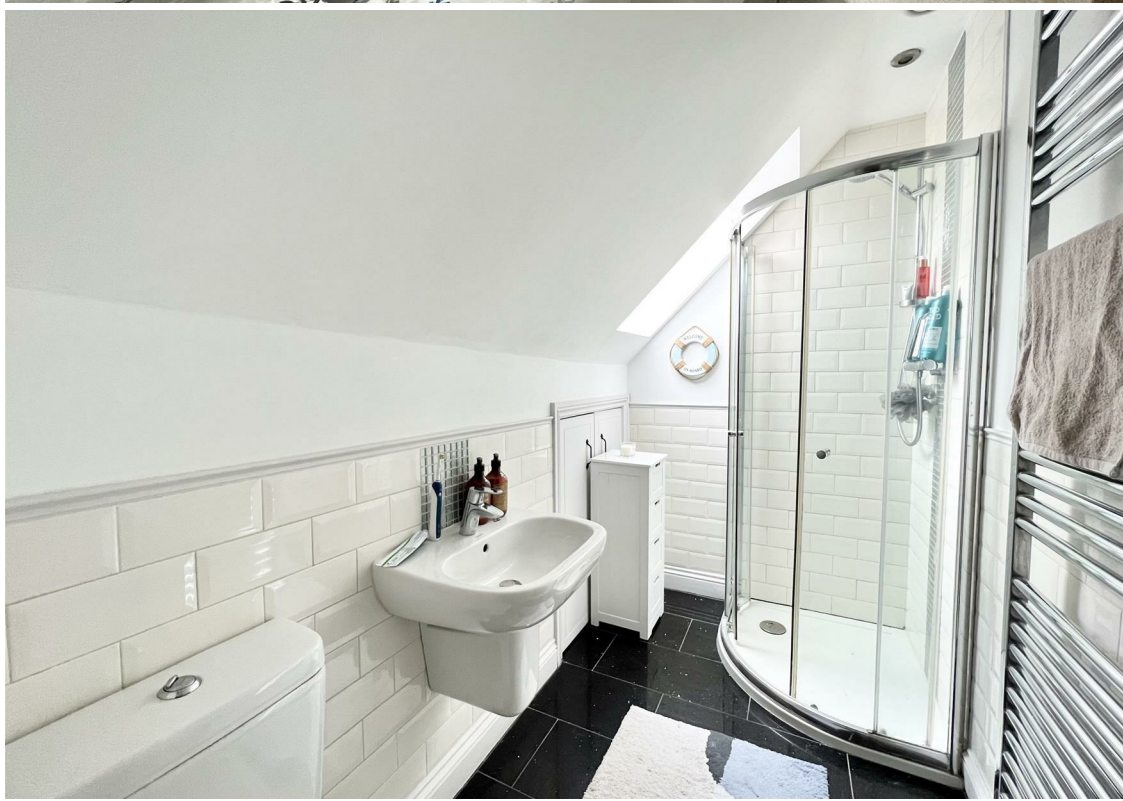
Enclosed paved garden with steps leading up to lawn area.

## DISCLAIMER

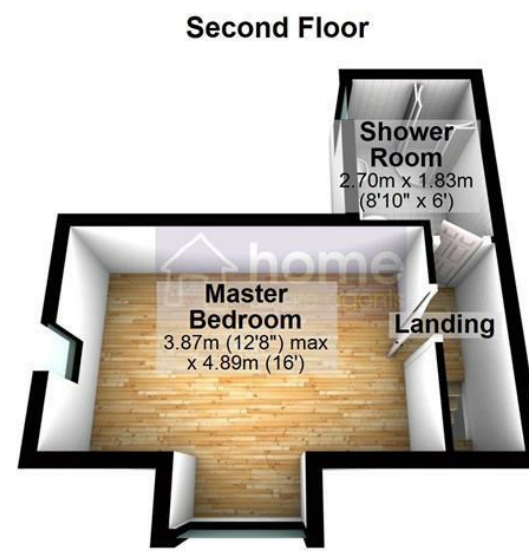
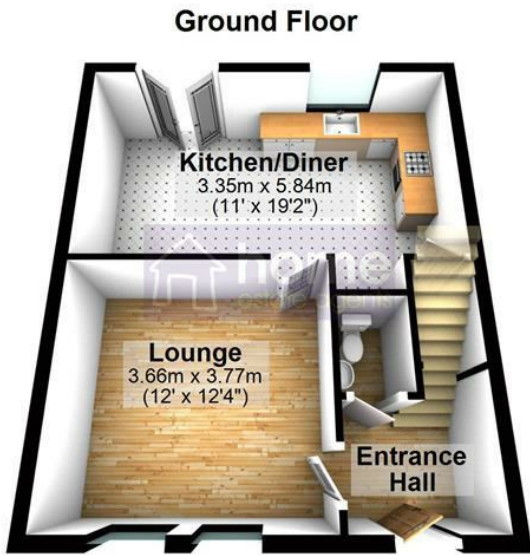
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC