



Ridge Hill Lane, Stalybridge, SK15 1BJ

Price £235,000

Immaculate and ready to move into is delightful three bedroom semi detached property offering fantastic family sized living accommodation and located on an elevated position with a fantastic rear garden with long range views.

Impressive to say the least and certainly a credit to the current owner this well planned and spacious accommodation has been extremely well cared for and much improved by the present owner and only a full personal inspection will fully reveal accommodation and quality of property that is on offer with accommodation that briefly comprises: To the ground floor, entrance porch, lovely bright and airy lounge with open plan staircase, fantastic fitted dining kitchen with breakfast bar, integrated appliances and a dining area with patio doors to the superb rear garden, whilst to the first floor there are three good sized bedrooms and a contemporary family bathroom/WC. To the outside the property has a decorative resin driveway leading to the superbly sized garage being some 29 feet in length and gardens to both the front and rear, with the rear garden affording some fantastic long range views.

Impressive Property Throughout - Viewing Highly Recommended!



GROUND FLOOR

Entrance Porch

Composite double glazed front door and door to lounge.

Lounge

13'0" x 15'3" (3.96m x 4.65m)

Lovely bright and airy room with Upvc double glazed window to front, open plan stairs to the first floor, TV aerial point, wooden flooring, wall light points and radiator.

Kitchen/Dining Room

10'3" x 15'3" (3.12m x 4.65m)

Fantastic fitted breakfast and dining kitchen with a matching range of white base and wall units with down lighting and incorporating a 1 1/4 single drainer sink unit and grey work tops over, four ring electric hob, fitted electric oven and combination microwave, integrated dishwasher, Upvc double glazed window to the rear, Upvc double glazed patio doors to the rear garden, TV aerial point, gas central heating boiler and radiator.

FIRST FLOOR

Landing

Bedroom 1

13'0" x 8'9" (3.96m x 2.66m)

Upvc double glazed window to front, TV aerial point and radiator.

Bedroom 2

10'8" x 8'9" (3.25m x 2.66m)

Upvc double glazed window to rear, TV aerial point, wooden flooring and radiator.

Bedroom 3

9'11" x 6'2" (3.03m x 1.89m)

Upvc double glazed window to front, TV aerial point, wooden floor and radiator.

Bathroom/WC

Contemporary fitted bathroom suite in white with panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, part tiled walls, Upvc double glazed window to rear, heated towel rail.

OUTSIDE

Garage

29'3" x 10'11" (8.94 x 3.33)

Up and over door, window to rear, plumbing for automatic washing machine, power and light, personal door to rear garden.

Gardens & Driveway

To the outside the property has a decorative resin driveway leading to the superbly sized garage being some 29 feet in length and gardens to both the front and rear, with the rear having decked patio areas, astro turf lawned area, fenced boundaries and some fantastic long range views.

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.

