



Wakefield Road, Stalybridge, SK15 1AJ

Offers in the region of £180,000

Ideally located within walking distance to local amenities and transport links is this chain free three bedroom modern mews property offering good sized accommodation with gardens to the front and rear and an allocated parking space and only a full personal inspection will fully reveal the property that is on offer.

As previously mentioned and given its position the property is in close proximity to several schools, two colleges, local hospital, shops, bars, restaurants and within walking distance of the well known Stamford Park. The well planned and deceptively spacious accommodation briefly comprises: To the ground floor lies an excellent sized living room and fitted dining kitchen. Whilst to the first floor there are three good sized bedrooms and a bathroom/WC. Externally there are gardens to the front and rear with allocated parking space a short distance from the property. The property further benefits from double glazing and a central heating system, ensuring that this property will appeal to even the most discerning of purchasers!

Chain Free - Viewing Highly Recommended!



GROUND FLOOR

Entrance Hall

Composite double glazed front door and window to side, stairs to the first floor with under stairs storage and radiator.

Lounge

14'8" x 15'0" (4.46m x 4.57m)

Upvc double glazed patio doors to the rear garden with windows to side, feature stone fireplace with fire inset, ceiling cornices, TV aerial point, storage cupboard, radiator.

Kitchen

10'7" x 9'1" (3.23m x 2.76m)

Fitted kitchen with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit with worktops over, space cooker and cooker point, space and plumber for automatic washing machine, part tiled walls, tiled floor, double glazed window to front and radiator.

FIRST FLOOR

Landing

Access to roof void

Bedroom 1

14'6" x 8'8" (4.43m x 2.64m)

Matching range of fitted wardrobes with top boxes, drawer and bedside units, double glazed window to rear and radiator.

Bedroom 2

10'8" x 8'8" (3.26m x 2.64m)

Double glazed window to front, and radiator.

Bedroom 3

8'5" x 6'9" (2.57m x 2.07m)

Double glazed window to rear, radiator.

Bathroom

Fitted walk in shower unit, pedestal wash hand basin, low level WC, double glazed window to front, radiator.

OUTSIDE

Gardens & Parking

To the front is a lawned garden with flower borders and part privet boundaries. Whilst to the rear is a lawned garden with part privet boundaries, gate to the rear, decked patio area, shed.

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/herself 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.

