



## Stamford Street, Stalybridge, SK15 1QZ

Offers over £230,000

Substantial three bedroom, two reception room semi detached property situated in a popular location close to Stalybridge and Ashton Town centres and is within walking distance to the local train station, Stamford Park and all other local amenities, the property is offered Chain Free and an early viewing is strongly recommended!

The well planned and deceptively spacious accommodation briefly comprises: To the ground floor, good sized entrance hallway, cloakroom/WC, lounge and dining room and a fitted kitchen, whilst to the first floor there are three good sized bedrooms and a four piece bathroom/WC. To the outside the property has a garden and driveway to the front with carport, whilst to the rear is a lovely rear garden which is certainly a sun trap. The property is double glazed and central heated ensuring that this property will appeal to even the most discerning of purchasers.

Impressive Sized Property - Viewing Highly Recommended!



## GROUND FLOOR

### Entrance Hall

Upvc double glazed front door, double glazed window to side, stairs to the first floor, radiator.

### Lounge

12'0" x 13'9" (3.66m x 4.18m)

Upvc double glazed sliding patio doors to the rear garden, fitted feature fire surround with fire inset, TV aerial point, wall light points, radiator.

### Dining Room

9'7" x 10'4" (2.93m x 3.16m)

Upvc double glazed bay window to front, dado rail, ceiling cornices and radiator.

### Kitchen

12'0" x 7'0" (3.66m x 2.14m)

Fitted kitchen with a matching range of base and wall units with work surfaces over, single drainer sink unit with mixer tap, fitted four ring gas hob with extractor hood and electric oven below, space and fitted range style cooker with extractor hood over, space for fridge/freezer, Upvc double glazed door to the rear hallway, Upvc double glazed window to the rear, door to the large under stairs storage cupboard and radiator.

### Utility Room

9'3" x 4'0" (2.83m x 1.21m)

Space and plumbing for automatic washing machine, Upvc double glazed door to the side elevation, tiled floor.

### Cloakroom/WC

Low level WC, vanity wash hand basin, tiled floor, part tiled walls, Upvc double glazed window to rear, radiator.

## FIRST FLOOR

### Landing

Double glazed window to side, access to roof void

### Bedroom 1

13'0" x 10'6" (3.95m x 3.20m)

Upvc double glazed window to front, radiator.

### Bedroom 2

8'11" x 13'10" (2.71m x 4.21m)

Upvc double glazed window to rear, radiator.

### Bedroom 3

9'8" x 7'3" (2.94m x 2.20m)

Upvc double glazed window to front, radiator.

### Bathroom/WC

Fitted four piece bathroom suite in white with panelled bath, separate shower cubicle with mixer shower, pedestal wash

hand basin, low level WC, Upvc double glazed window to the rear, gas central heating boiler and radiator.

## OUTSIDE

### Gardens & Driveway

To the outside the property has a garden and driveway to the front leading to the carport, whilst to the rear is a lovely sized rear garden laid to lawn with flower and herbaceous borders, paved patio area, mature bushes, fenced boundaries.

## 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.

