



Meadway
Stalybridge, SK15 2TY

Offers in the region of £300,000



There's no agent like home

This stunning four-bedroom extended end mews property is a true gem nestled in a sought-after cul-de-sac within the prestigious Mottram Rise area. Boasting convenience at its core, it sits within close proximity to the esteemed Stalyhill Junior and Infant Schools, making it an ideal choice for families. With easy access to local amenities and excellent transport links, including the nearby scenic Cheetham Park, this home offers both convenience and tranquility.

Upon entering, you're greeted by a welcoming hallway leading to four generously sized bedrooms and a family bathroom on the ground floor, providing ample space for comfortable living.

Ascend to the first floor to discover the heart of the home—a spacious living area seamlessly connected to a dining room and a well-appointed kitchen. This open-plan layout creates an inviting space perfect for both relaxing and entertaining, offering versatility and style.

Approaching the property, you'll be greeted by a neatly presented frontage featuring a driveway and a small garden adorned with vibrant flowers and shrubs. A side gate leads to a thoughtfully designed space, complete with a lawned area, well-maintained borders, and a practical garden shed. Wooden steps gracefully ascend to reveal a private rear garden, offering a perfect retreat. The rear garden is an oasis of tranquility, boasting an enclosed low-maintenance design. A decked seating area provides an ideal spot for outdoor relaxation, while a paved patio enhances the entertainment possibilities. This space invites you to enjoy al fresco dining, family gatherings, or simply bask in the serene atmosphere.

This property seamlessly combines comfort, convenience, and versatility, making it a perfect choice for those seeking a well-appointed family home in a desirable neighbourhood. Don't miss the opportunity to make this delightful residence your own.

****Viewing Highly Recommended****



GROUND FLOOR

Hallway

Door to front, laminate flooring, turning staircase to first floor, door to storage cupboard, radiator, doors to:

Bathroom

Double glazed window to front, fitted with a modern suite comprising of deep panelled bath with shower over, vanity wash hand basin and low level WC, tiled walls, inset ceiling downlights, extractor fan, designer vertical radiator.

Master Bedroom 17'4" x 9'3" (5.29m x 2.81m)

Double glazed window to front, Velux window to rear, inset ceiling downlights, radiator, double doors leading to rear garden.

Bedroom 2 12'0" x 7'9" (3.66m x 2.36m)

Double glazed window to front, radiator.

Bedroom 3 12'1" x 7'9" (3.68m x 2.36m)

Double glazed window to rear, built in wardrobe with sliding door, radiator.

Bedroom 4 12'0" x 8'11" (3.67m x 2.71m)

Radiator, two double glazed full height windows with glazed roof and double doors leading out to decked seating area.

FIRST FLOOR

Lounge 13'0" x 17'0" (3.96m x 5.17m)

Two double glazed windows to front, radiator, open plan to:

Dining Room 7'3" x 8'0" (2.21m x 2.44m)

Double glazed window to rear, radiator, open plan to:

Kitchen 7'3" x 8'11" (2.21m x 2.71m)

Double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, built-in oven, hob with extractor hood over, inset ceiling downlights.

OUTSIDE

Driveway and small garden with flower and shrubs to the front. Side gate leading to lawned area with borders and garden shed, wooden steps leading up to rear garden.

Enclosed low maintenance garden with decked seating area and paved patio perfect space for outside entertaining.

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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.

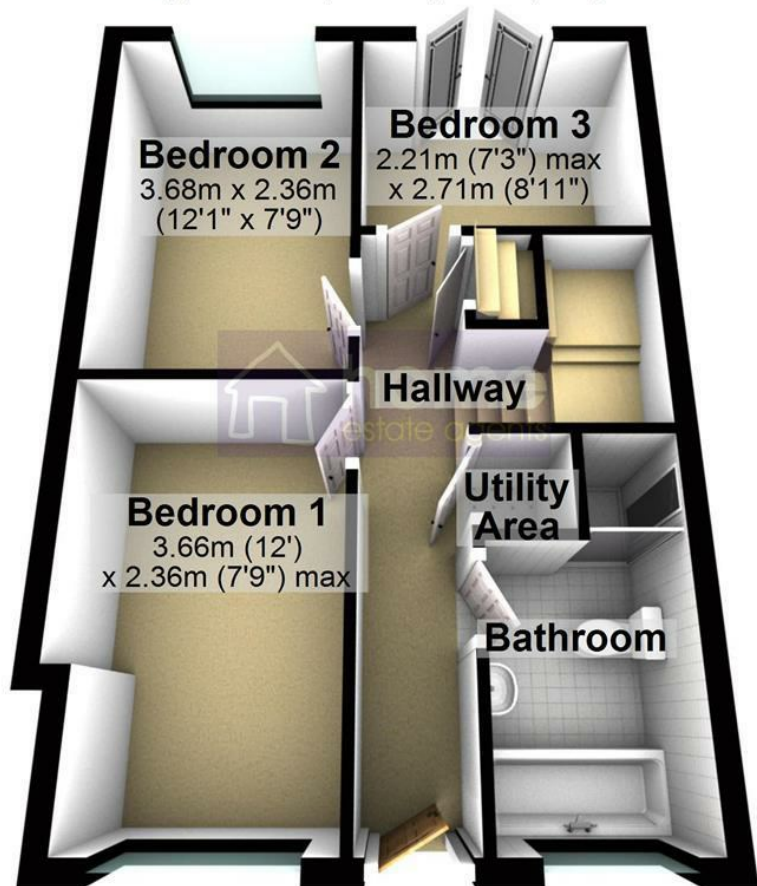
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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.





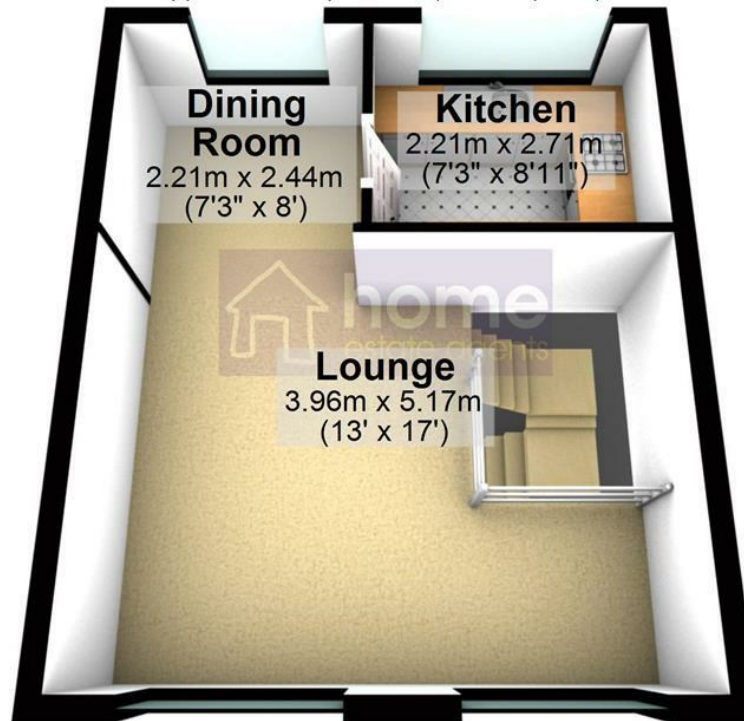
Ground Floor

Approx. 38.5 sq. metres (414.4 sq. feet)




First Floor

Approx. 32.6 sq. metres (350.8 sq. feet)



Total area: approx. 71.1 sq. metres (765.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 