



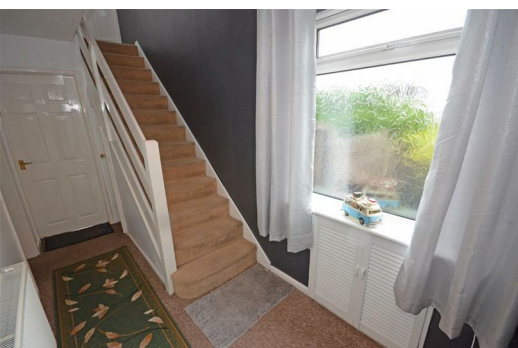
Pebble Close, Stalybridge, SK15 1HZ

Offers over £225,000

Positioned on a large corner plot with potential top extend is this three bedroom semi detached property located on an elevated position with some good long range views and offering family sized living accommodation of which only a full personal inspection will fully reveal.

The well planned and spacious accommodation has been cared for by the present owner and only a full personal inspection will reveal accommodation that briefly comprises to the ground floor: Entrance porch, entrance hallway, lounge leading to a dining room with patio doors to the rear garden and a fitted kitchen. Whilst to the first floor there are three good sized bedrooms and a bathroom with separate WC. To the outside as previously mentioned the property lies on a great sized corner plot with gardens to three sides (See Land Registry Drawing in the photos) a detached garage and a driveway for the family vehicle. The property is double glazed and central heated and an early viewing is highly recommended!

Sought After Location - Viewing Highly Recommended!



GROUND FLOOR

Porch

Upvc double glazed sliding door, door to hallway.

Entrance Hall

Upvc double glazed window to side, stairs to the first floor, meter cupboards and radiator.

Lounge

14'0" x 9'11" (4.27m x 3.01m)

Upvc double glazed window to front with views, ceiling cornices, TV aerial point, double doors to dining room and radiator.

Dining Room

10'8" x 8'1" (3.25m x 2.46m)

Upvc double glazed sliding door to rear garden, radiator.

Kitchen

10'8" x 7'9" (3.25m x 2.37m)

Fitted with a matching range of base and wall units in incorporating a 1 1/4 single drainer sink unit and work tops over, space and plumbing for automatic washing machine, space for fridge freezer and cooker, Upvc double glazed window to the side, part tiled walls, Upvc double glazed door to the rear garden.

FIRST FLOOR

Landing

Window to side and access to the insulated roof void.

Bedroom 1

14'0" x 10'1" (4.27m x 3.08m)

Upvc double glazed window to the front with views, matching range of fitted wardrobes and radiator.

Bedroom 2

10'8" x 10'11" (3.25m x 3.33m)

Upvc double glazed window to the rear and radiator.

Bedroom 3

13'5" x 5'9" (4.09m x 1.75m)

Upvc double glazed window to the front and radiator.

Bathroom

Bathroom suite with panelled bath and shower over, pedestal wash hand basin, part tiled walls, Upvc double glazed window to rear and radiator.

Separate WC

Window to side, low level WC,

OUTSIDE

Garage

15'3 x 8'5 (4.65m x 2.57m)

Up and over door

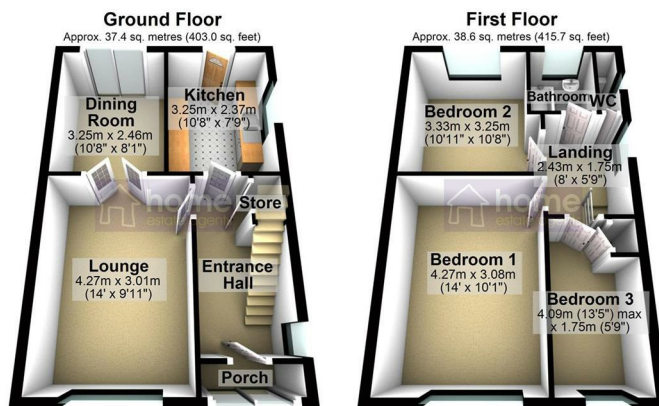
Gardens & Driveway

To the outside as previously mentioned the property lies on a great sized corner plot with gardens to three sides (See Land Registry Drawing in the photos) a detached garage and a driveway for the family vehicle.

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.



Total area: approx. 76.1 sq. metres (818.7 sq. feet)

