



Alphingate Close
Stalybridge, SK15 3RL

Offers over £210,000

This delightful two-bedroom mid-mews property is situated in a peaceful cul-de-sac on the desirable Churchfields estate. The location is perfect for those who enjoy the outdoors, with woodland and canalside walks nearby. Additionally, it offers convenient access to local schools, amenities, transport links, and is within easy reach of Stalybridge town centre and benefits from no vendor chain.

The ground floor includes a welcoming hallway, a well-equipped kitchen ideal for family meals, a practical WC, a spacious lounge perfect for relaxation and entertaining, and a bright conservatory that opens onto the garden, providing additional living space and a lovely view of the garden. Upstairs, you will find two comfortable bedrooms, both offering ample space and natural light, along with a family bathroom fitted with contemporary fixtures and fittings. The property features a well-maintained lawned garden at the front, enhancing its curb appeal. The enclosed rear garden, primarily laid to lawn, offers a safe space for children to play and a paved patio area that is perfect for outdoor dining and entertaining. The gated access to the rear provides additional convenience.

This property makes an ideal home for first-time buyers or a growing family, offering both comfort and convenience in a sought-after location. ****Viewing Highly Recommended****



GROUND FLOOR

Hallway

Door to front, radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

Kitchen 9'0" x 6'0" (2.74m x 1.83m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, built-in oven, built-in hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, radiator, double glazed window to front.

Cloakroom

Two piece suite comprising low-level WC and wash hand basin.

Lounge 11'4" x 12'7" (3.45m x 3.83m)

Feature fireplace with inset living flame effect fire, radiator, double glazed French doors leading to:

Conservatory 6'10" x 8'9" (2.09m x 2.67m)

Double glazed windows to sides, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 12'6" x 12'7" (3.81m x 3.83m)

Two double glazed windows to front, radiator, door to storage cupboard.

Bedroom 2 11'10" x 6'8" (3.61m x 2.02m)

Double glazed window to rear, radiator.

Bathroom 8'10" x 5'7" (2.68m x 1.71m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator.

OUTSIDE

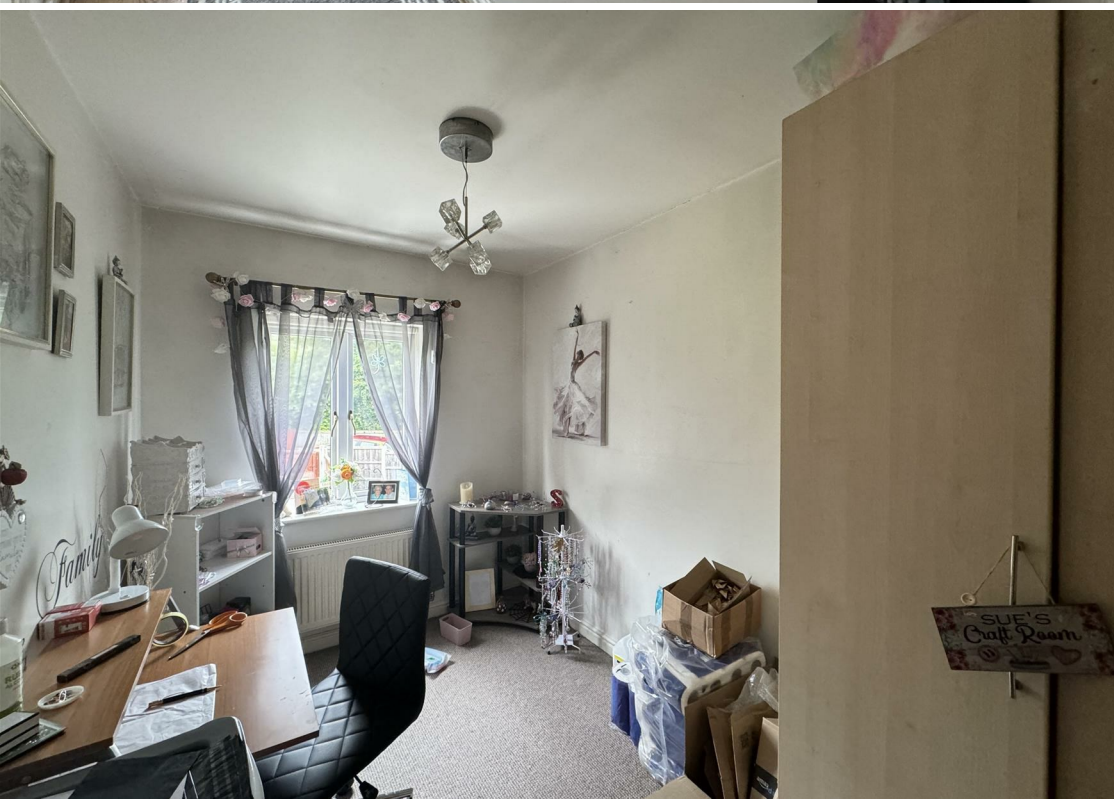
Lawned garden to the front. Enclosed garden to the rear, mainly laid to lawn with paved patio area. Gated access to the rear.

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.

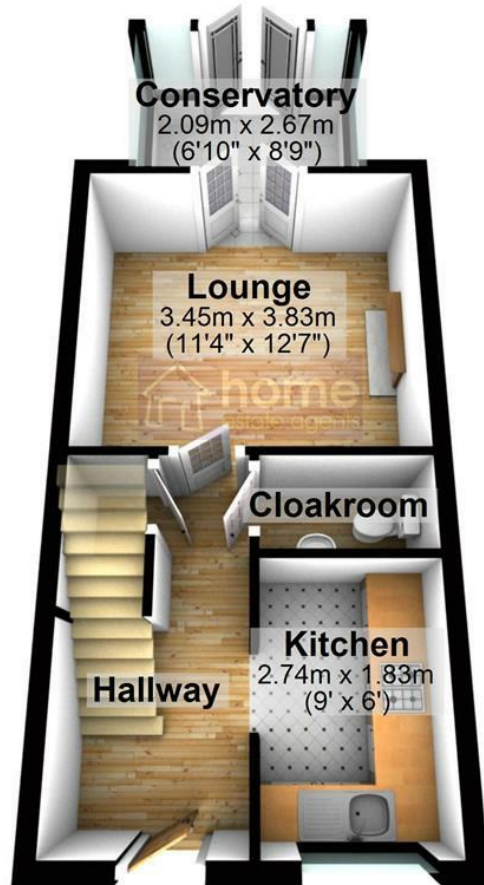
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank,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

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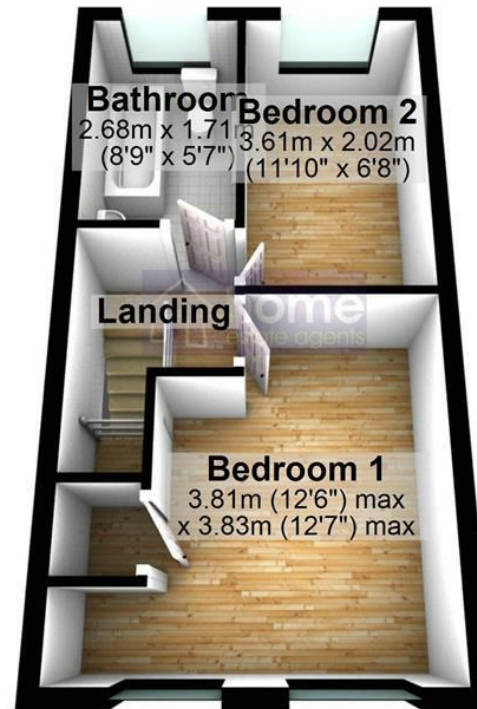





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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 