



Malakoff Street  
Stalybridge, SK15 1TD  
Offers over £325,000

This stunning three-bedroom detached family home is situated on a quiet street in Stalybridge, close to local schools, amenities, transport links, and Stalybridge Town Centre. Refurbished to a high standard by the current owners, this spacious home offers an ideal living space for a family.

The ground floor comprises a welcoming porch, an elegant hall, and a cozy lounge with a multi-fuel stove, seamlessly flowing into the dining room with bi-fold doors that open up to an orangery. The orangery is a standout feature, with its side windows and ceiling skylights flooding the space with natural light. The modern kitchen/breakfast room is well-appointed, offering ample space for cooking and casual dining. Additionally, the ground floor includes a convenient WC and a utility room for added functionality.

On the first floor, you will find three well-proportioned bedrooms, each providing a comfortable and relaxing space for the family. The family bathroom is modern and stylish, featuring high-quality fittings and fixtures.

Externally, the property boasts attractive planted borders at the front, enhancing its curb appeal, alongside a garage that provides excellent storage space. There is a lawned garden to the side, providing additional outdoor space. The enclosed rear garden is a generous size, featuring a paved patio area perfect for outdoor dining and entertaining. The well-maintained lawn offers plenty of space for children to play, while steps lead up to a decking area. This decking area includes a versatile summer house equipped with electricity and lighting, currently used as a bar area, making it an excellent spot for social gatherings or simply unwinding after a long day.

Overall, this beautifully refurbished family home combines modern living with charming features, offering a comfortable and inviting space for a growing family. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Porch

Door to side, double glazed window to front, open plan to:

### Entrance Hall

Stairs leading to first floor, door leading to:

### Lounge 13'0" x 11'11" (3.97m x 3.64m)

Double glazed bow window to front, feature inglenook fireplace with multi-fuel stove, radiator, open plan to:

### Dining Room 10'2" x 8'0" (3.11m x 2.44m)

Radiator, door leading to kitchen/breakfast room, bi-fold door leading to:

### Orangery 10'2" x 9'0" (3.10m x 2.76m)

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

### Kitchen/Dining Room 10'2" x 12'5" (3.11m x 3.79m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, integrated fridge, built-in oven, built-in hob, two double glazed windows to rear, radiator, open plan to:

### Inner Hallway

Doors leading to:

### WC

Double glazed window to rear, two piece suite comprising, wash hand basin and low-level WC, part tiled walls, radiator.

### Utility Room 7'0" x 8'10" (2.14m x 2.70m)

Plumbing for washing machine, space for tumble dryer, space for fridge/freezer.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Bedroom 1 13'0" x 8'6" (3.97m x 2.59m)

Double glazed window to front, radiator.

### Bedroom 2 10'7" x 8'6" (3.22m x 2.59m)

Double glazed window to rear, radiator.

### Bedroom 3 10'4" x 6'4" (3.14m x 1.94m)

Double glazed window to front, radiator.

### Bathroom 5'6" x 6'4" (1.67m x 1.94m)

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

## OUTSIDE

### Garage

Up and over door.

## DISCLAIMER

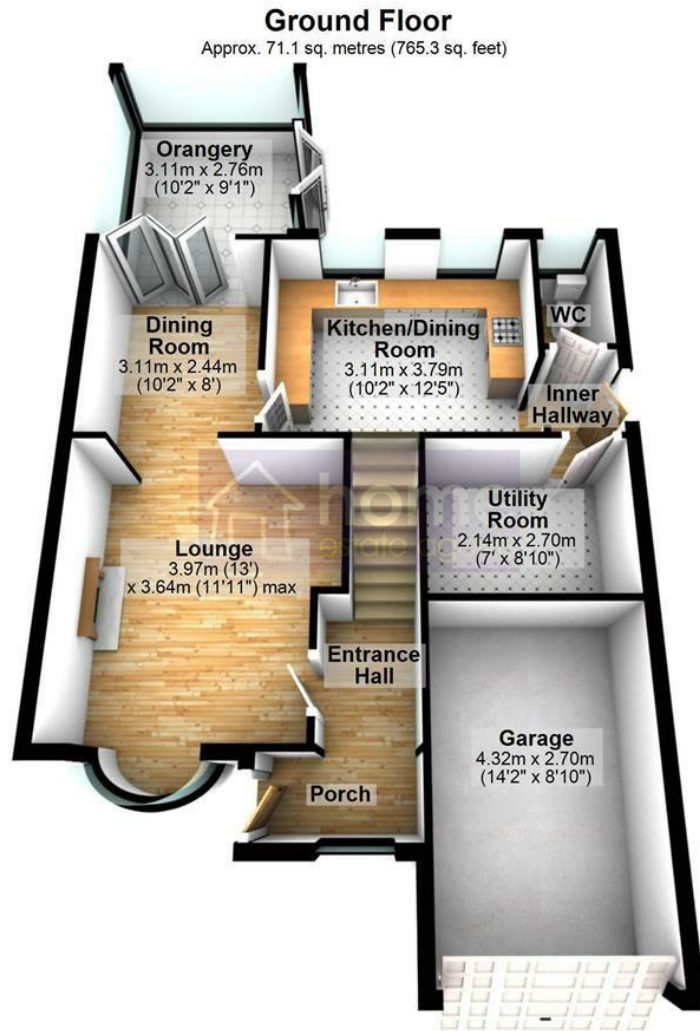
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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.

[WWW.HOMEEA.CO.UK](http://WWW.HOMEEA.CO.UK)







Total area: approx. 104.9 sq. metres (1128.6 sq. feet)

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