



Malakoff Street  
Stalybridge, SK15 1TD

Offers over £325,000



There's no agent like home

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

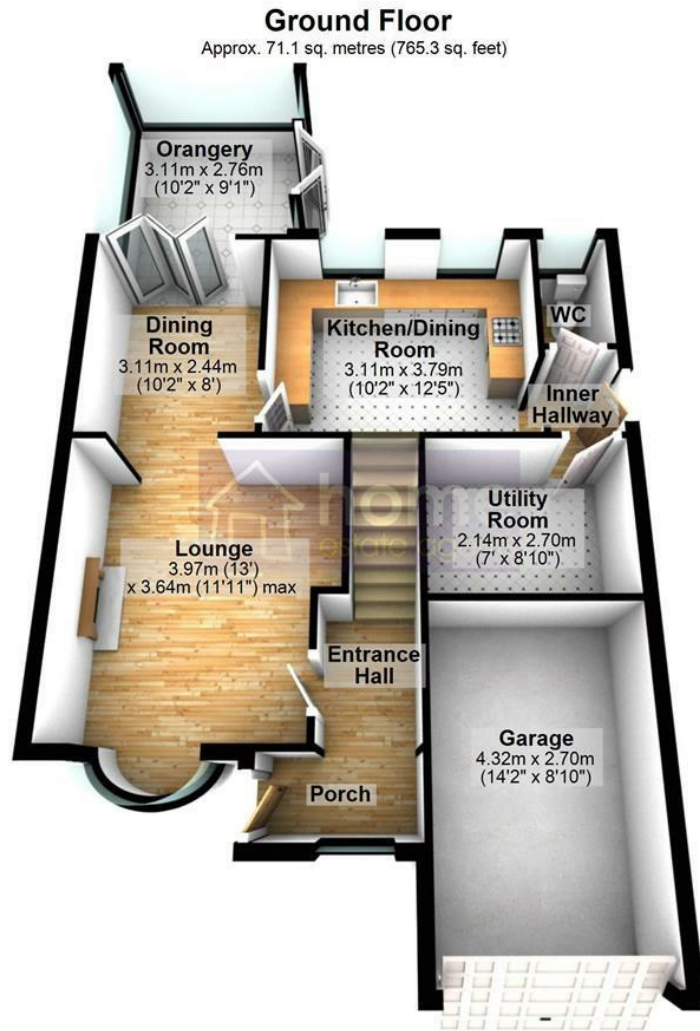
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Total area: approx. 104.9 sq. metres (1128.6 sq. feet)

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>		
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(69-80) <b>C</b>		
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