



Hereford Way
Stalybridge, SK15 2TD

Offers over £650,000



There's no agent like home

Discover this stunning bay-fronted four-bedroom detached bungalow, occupying a sizeable plot on a sought-after cul-de-sac in Stalybridge. This elevated property is immaculately presented and offers spacious, bright family accommodation with additional rooms on the lower ground floor.

As you enter through the double front doors, you're greeted by a spacious hallway. The lounge features a bay-fronted window and a glass sliding door that opens to a balcony, providing access to the rear garden. Adjacent to the lounge is the dining room, also with a bay-fronted window, offering a perfect space for family meals and entertaining guests. The modern and stylish kitchen/breakfast room is well-sized and complemented by a utility room, providing ample storage and workspace. Three bedrooms, a contemporary four-piece bathroom, and a separate WC complete the ground floor.

A glass balustrade staircase leads down to the lower ground floor, where you'll find a versatile sitting room or office with its own access to the rear garden and a fourth bedroom with direct access to the garage. This additional living space is ideal for a home office, guest suite, or teenager's retreat, offering flexibility to suit your family's needs.

The exterior is equally impressive, with a well-maintained lawn to the front and side, a block-paved pathway leading to the grand entrance, and a block-paved driveway that leads to the integral spacious garage. The enclosed rear garden is beautifully maintained, featuring a decking seating area, lush lawn, and a raised decking seating area, perfect for entertaining or enjoying peaceful outdoor moments. The garden is a true oasis, providing a private and serene space for relaxation and recreation.

This property is conveniently close to popular local schools, local amenities, and stunning countryside walks, making it an ideal location for families. Don't miss the opportunity to own this exceptional property that combines elegance and comfort.



GROUND FLOOR

Entrance Hall

Double doors to the front entrance of the property, stairs leading down to lower ground floor with glass balustrade, two radiators, doors leading to all rooms.

Lounge 21'3" x 15'3" (6.48 x 4.65)

Double glazed bay window to the front, double glazed sliding door leading out to the balcony with steps down to the decking area.

Dining Room 10'6" x 12'9" (3.21m x 3.91m)

Double glazed bay window to the front, radiator.

Kitchen/Breakfast Room 16'4" x 10'5" (4.98 x 3.18)

Fitted with a matching range of base and eye level units with solid mirostone worksurface over and splashbacks, inset sink with mixer tap, built-in double oven, built-in hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, radiator, double glazed window to side, door leading out to side of the property, door leading to:

Utility Room 6'2" x 5'7" (1.89m x 1.72m)

Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, space for tumble dryer.

Master Bedroom 13'11" x 12'6" (4.26m x 3.83m)

Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Two 13'6" x 10'9" (4.12m x 3.30m)

Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Three 8'0" x 9'10" (2.45m x 3.00m)

Double glazed window to the rear, radiator, fitted wardrobes.

Family Bathroom 6'5" x 10'9" (1.98m x 3.30m)

Four piece suite comprising, double ended bath, separate shower enclosure, wash hand basin and low-level WC, double glazed window to the side, heated towel rail.

Separate WC

Two piece suite comprising vanity wash hand basin and low-level WC, radiator, double glazed window to side.

LOWER GROUND FLOOR

Office/Sitting Room 13'9" x 9'1" (4.21m x 2.77m)

Double glazed window to the rear, radiator, doors to two storage cupboards and a boiler cupboard, door leading out to the rear of the property, door leading to: This room could always be used as a teenager room as it has its own personal entrance door and entrance into the bedroom.

Bedroom Four 12'8" x 15'6" (3.87m x 4.74m)

Double glazed window to the rear, radiator, door leading to the garage.

Garage 15'7" x 15'6" (4.77m x 4.74m)

Up and over door to front.

OUTSIDE

Well maintained lawn to the front and side, block paved driveway leading to the integral garage. Beautifully presented enclosed rear garden with decking seating area, lush lawn area and raised decking seating area with steps leading up to balcony.

DISCLAIMER

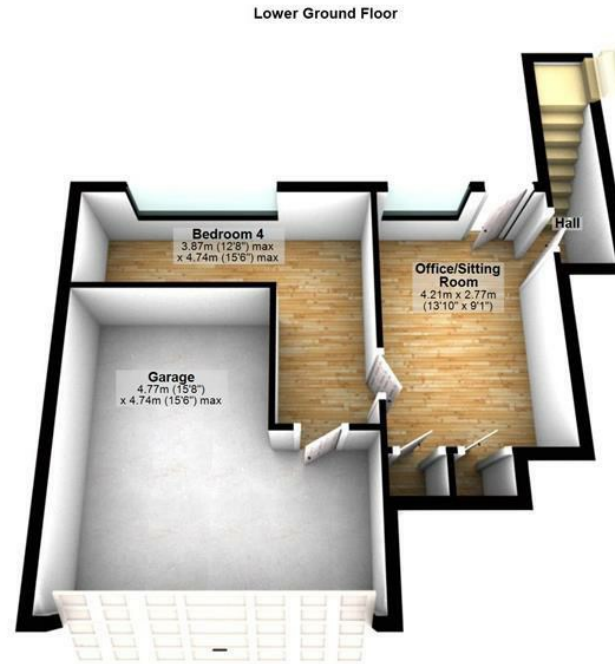
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	
(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