



Valehouse Court
Stalybridge, SK15 3BP

Offers over £269,950

This inviting three-bedroom semi-detached home, arranged over three floors, is nestled in a tranquil cul-de-sac within a sought-after development in Stalybridge. Surrounded by the scenic beauty of Stalybridge Country Park and nearby reservoirs, the property offers a perfect blend of countryside charm and convenient living.

The ground floor welcomes you with a cozy lounge, ideal for relaxing and entertaining guests. Adjacent to the lounge is a contemporary kitchen/diner, which features modern fittings and ample space for dining, creating a hub for family life. A handy WC on this level adds to the convenience.

Ascending to the first floor, you'll find two comfortable bedrooms, each offering plenty of natural light and space. The family bathroom is tastefully designed, providing a serene space for relaxation and daily routines. The top floor is exclusively dedicated to the master bedroom, which not only provides a peaceful retreat but also boasts panoramic views of the surrounding landscape, perfect for unwinding after a long day.

Outside, the property is enhanced by a charming front garden with lush lawns and attractive raised planters, giving it a welcoming curb appeal. Off-road parking is available, ensuring ease of access and convenience. The rear garden is enclosed and well-maintained, featuring a lawned area that is ideal for children to play or for hosting outdoor gatherings.

Located close to local amenities, reputable schools, and convenient transport links, this property is perfect for families looking for a balanced lifestyle of peace, comfort, and accessibility. The area's blend of urban and rural elements makes it an ideal spot for those seeking both community and tranquility. ****Viewing Highly Recommended****



GROUND FLOOR

Porch

Door to front, radiator, door leading to:

Lounge 14'10" x 12'0" (4.52m x 3.66m)

Double glazed window to front, radiator, door leading to:

Hall

Stairs leading to first floor, doors leading to:

Cloakroom

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

Kitchen/Diner 8'8" x 12'0" (2.66m x 3.66m)

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

FIRST FLOOR

Landing

Stairs leading to second floor, doors leading to:

Bedroom 2 7'9" x 12'0" (2.36m x 3.66m)

Double glazed window to rear, radiator.

Bedroom 3 11'9" x 12'0" (3.57m x 3.66m)

Two double glazed windows to front, radiator.

Bathroom 7'5" x 5'8" (2.26m x 1.73m)

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

SECOND FLOOR

Bedroom 1 20'0" x 8'7" (6.10m x 2.64m)

Double glazed velux window to rear, double glazed velux window to front.

OUTSIDE

Lawned garden and off road parking to the the front. Enclosed lawned garden 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.

WWW.HOMEEA.CO.UK







Total area: approx. 85.3 sq. metres (917.8 sq. feet)

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