



Warblin Way
Stalybridge, SK15 1FG

50% Shared ownership £125,000

This modern and well maintained three-bedroom semi-detached property is available on a 50% shared ownership basis.

Situated in a sought-after residential area of Stalybridge, offering convenient access to local schools, amenities, and transport links. Nature enthusiasts will delight in the woodland and lake walks right on the doorstep, providing a tranquil escape from the hustle and bustle, with the scenic Stamford Park and Cheetham Park also just a short stroll away.

Upon entering the property, you are greeted by a welcoming entrance hall. The ground floor features a WC, perfect for guests, and opens up into a spacious and bright open-plan living and kitchen area. This versatile space is ideal for both relaxing and entertaining, with windows that flood the room with natural light and a door that leads directly out to the rear garden, seamlessly blending indoor and outdoor living. Ascending to the first floor, you will find three well-proportioned bedrooms. The master bedroom is a true retreat, complete with an en-suite shower room for added privacy and convenience. The additional two bedrooms offer flexibility for family, guests, or even a home office. A well-appointed family bathroom serves the remaining bedrooms, ensuring ample space for everyone.

The exterior of the property is equally impressive. The front features a driveway, providing off-road parking, with gated access leading to the rear of the property. The enclosed, tiered rear garden is a private haven, designed for low maintenance and maximum enjoyment. It includes a paved patio area, leading to an artificial lawn that offers a green space without the upkeep. Steps ascend to a delightful decking seating area, complete with a wooden balustrade, perfect for enjoying sunny afternoons and evening gatherings.

****Any prospective purchaser needs to be eligible for shared ownership and approved by Onward Homes please look at Gov.co.uk for criteria****



GROUND FLOOR

Entrance Hall

Door to front, radiator, doors leading to:

WC

Double glazed window to front, two piece suite comprising, pedestal wash hand basin and low-level WC, radiator.

Open Plan Living 27'4" x 16'1" (8.33m x 4.89m)

Spacious open plan living area, kitchen area fitted with a matching range of base and eye-level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to front, three double glazed windows to rear, two radiators, stairs leading to first floor, door to under stairs storage cupboard, door leading out to rear garden.

FIRST FLOOR

Landing

Door to storage cupboard, doors leading to:

Bedroom 1 12'2" x 8'11" (3.71m x 2.71m)

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

En-suite Shower Room

Three piece suite comprising tiled shower enclosure, wash hand basin and low-level WC, heated towel radiator.

Bedroom 2 11'11" x 8'11" (3.64m x 2.71m)

Double glazed window to rear, radiator.

Bedroom 3 8'8" x 6'10" (2.64m x 2.09m)

Double glazed window to rear, radiator.

Bathroom 6'3" x 6'10" (1.91m x 2.09m)

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

OUTSIDE

Driveway to the front of the property. Enclosed tiered garden to the rear of property with paved patio area leading to artificial lawn and steps leading up to decked seating area with wooden balustrade.

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.

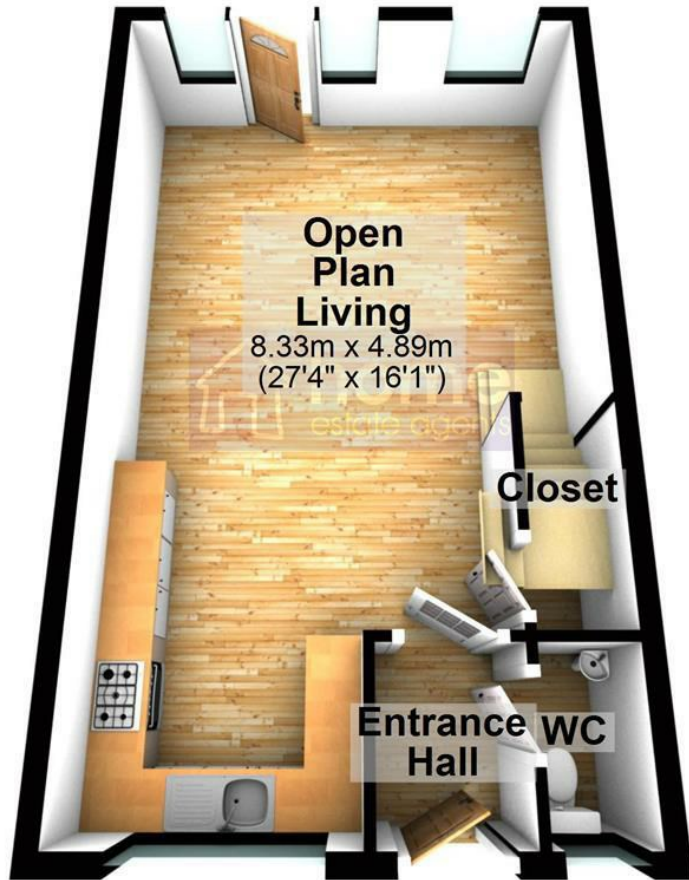
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank,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

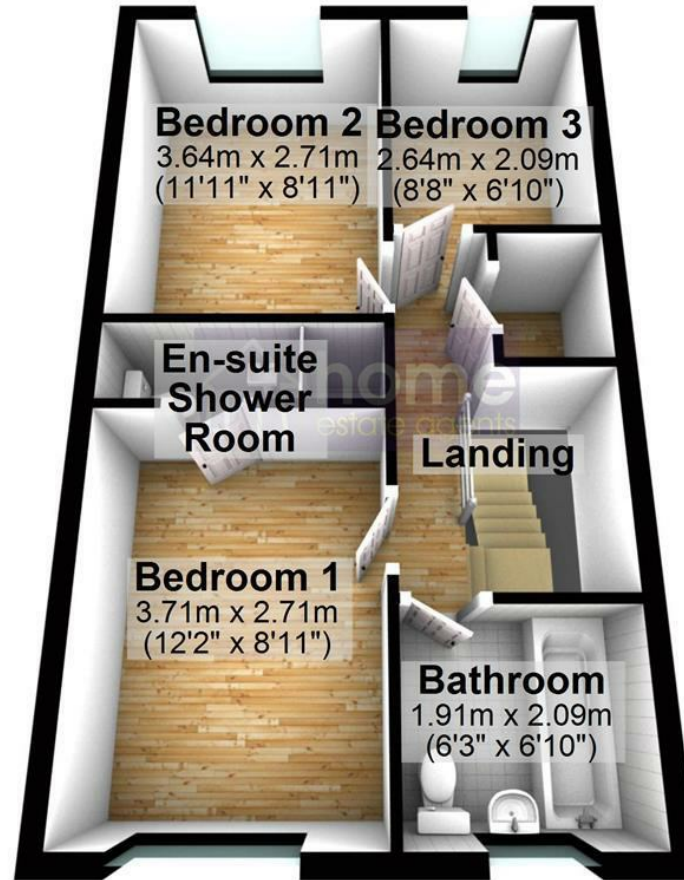




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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