



## **Ambleside, Stalybridge, SK15 1EB**

**Offers over £210,000**

Impressively sized is this three bedroom end mews property offering fantastic family sized accommodation with superbly sized gardens to the front and rear with off road parking for two/three vehicles and only a full personal inspection will fully reveal the quality of property that is on offer.

Offered for sale chain free the well planned accommodation is ideally located close to local amenities and briefly comprises: To the ground floor, entrance hallway, lovely sized lounge with conservatory to the rear, fitted dining kitchen with access to the rear store/utility room. Whilst to the first floor there are three good sized bedrooms and a shower room/WC. To the outside as previously stated the property lies in great sized gardens with off road parking for two/three vehicles. The property is further complemented by double glazing and gas central heating, ensuring that that this property will appeal to even the most discerning of purchasers.

Chain Free - Viewing Highly Recommended!





## GROUND FLOOR

### Hall

Upvc double glazed front door, stairs to the first floor.

### Lounge

16'11" x 10'5" (5.16m x 3.17m)

Double glazed window to front, sliding patio doors to the conservatory, ceiling light fan, ceiling cornices, fitted feature fire surround with fire inset, radiator.

### Kitchen/Dining Room

16'11" x 9'2" (5.16m x 2.80m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 sink unit with mixer taps over and work tops over, space for cooker, door to under stairs storage cupboard and access to rear, double glazed windows to front and rear, dining area, gas central heating boiler, door to the hall, dado rail and radiator.

### Conservatory

Double glazed windows throughout with double door to rear garden and tiled floor.

## FIRST FLOOR

### Landing

Upvc double glazed window to rear and access to the roof void.

### Bedroom 1

11'3" x 9'2" (3.44m x 2.80m)

Double glazed window to front, over stairs storage and radiator.

### Bedroom 2

6'7" x 10'5" (2.00m x 3.17m)

Double glazed window to front, over stairs storage and radiator.

### Bedroom 3

7'9" x 7'5" (2.36m x 2.27m)

Double glazed window to rear, over stairs storage and radiator.

### Shower Room

Fitted shower cubicle with electric shower, pedestal wash hand basin, low level WC, tiled walls, laminate wooden floor, two windows to rear.

## OUTSIDE

### Gardens & Driveway

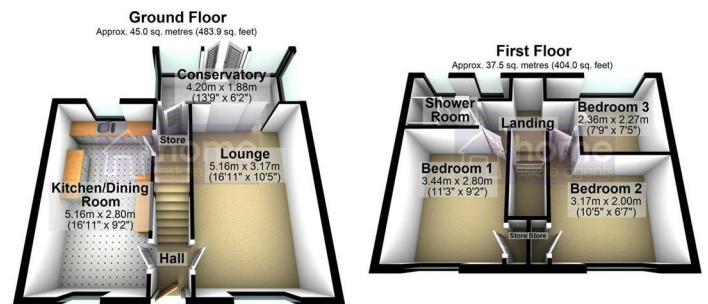
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## DISCLAIMER

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/herself 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.



Total area: approx. 82.5 sq. metres (887.9 sq. feet)

