



Huddersfield Road  
Stalybridge, SK15 3DY  
Offers over £350,000

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Deceptively spacious four-bedroom semi-detached character property, situated in a sought-after location of Stalybridge. This home offers an ideal setting for a growing family, combining the charm of a period property with a practical layout. The location is unbeatable, with excellent local schools nearby, great transport links, and Stalybridge town centre just a short distance away. Nature enthusiasts will appreciate the proximity to Stalybridge Country Park, which offers scenic countryside walks and outdoor recreation opportunities.

Spanning three floors, the property offers generous and flexible accommodation throughout. Upon entering, you are greeted by a welcoming entrance vestibule and hallway, setting the tone for the warmth and character of the home. The ground floor features a spacious dual-aspect lounge, with plenty of natural light and a striking log burner, perfect for cosy evenings. A separate dining room provides an excellent space for family meals or entertaining, leading through to a kitchen/diner, ideal for cooking and socialising. The sunroom at the rear offers additional living space, making it a perfect spot to relax while overlooking the garden.

The first floor is home to three large double bedrooms, each offering ample storage space and plenty of room. A family bathroom serves this floor. On the second floor, a further double bedroom awaits, complete with its own shower room, offering additional privacy.

Externally, the property is just as impressive. To the front, a forecourt garden offers curb appeal, while a driveway provides convenient off-road parking. The rear garden is a substantial, enclosed space designed for both relaxation and entertaining. The low-maintenance artificial lawn area leads down to a large lawned section with well-maintained planted borders. An undercover seating area with a bar is perfect for hosting gatherings.

This characterful home offers the perfect balance of period charm and practical living!



## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Hall

Radiator, stairs leading to first floor, doors leading to:

### Lounge 13'0" x 12'6" (3.95m x 3.81m)

Double glazed box window to front, double glazed window to side, feature inglenook fireplace with log burner, radiator, original cornice style ceiling, double doors leading to:

### Dining Room 13'2" x 10'9" (4.02m x 3.28m)

Two double glazed windows to side, radiator, original cornice style ceiling.

### Kitchen/Diner 12'0" x 16'2" (3.66m x 4.93m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, tiled splashbacks, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, space for tumble dryer, space for cooker, double glazed window to side, double glazed window to rear, radiator, double doors leading to:

### Sun Room

Two double glazed windows to side, double glazed window to rear, door leading out to rear garden.

## FIRST FLOOR

### Landing

Stairs leading up to second floor, doors leading to:

### Master Bedroom 13'0" x 16'1" (3.96m x 4.89m)

Two double glazed windows to front.

### Bedroom 2 13'0" x 10'4" (3.96m x 3.16m)

Two double glazed windows to side.

### Bedroom 3 11'3" x 10'0" (3.44m x 3.04m)

Double glazed window to rear.

### Bathroom

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

## SECOND FLOOR

### Landing

Double glazed velux window to side, doors leading to:

### Bedroom 4 12'2" x 15'6" (3.72m x 4.72m)

Double glazed window to rear, radiator.

### Shower Room

Three piece suite comprising tiled shower enclosure, pedestal wash hand basin and low-level WC, double glazed window to rear.

## OUTSIDE

Forecourt garden to the front with driveway providing off road parking. Enclosed substantial garden to the rear, artificial lawn area with steps leading down to large lawned area with planted borders and covered seating with bar area.

## 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) <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		
	44	52
<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>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 