



Kensington Grove
Stalybridge, SK15 2DN

Offers over £279,950



There's no agent like home

This charming three-bedroom, stone-fronted terraced property offers spacious and versatile accommodation spread across three floors. Situated on a sought-after road in the popular area of Stalybridge, this home boasts picturesque views from the front and is conveniently located close to highly regarded local schools, amenities and excellent transport links. Outdoor enthusiasts will appreciate the proximity to Gorse Hall and Cheetham Park, ideal for woodland and countryside walks.

Upon entering, the property greets you with a welcoming entrance vestibule. The ground floor features a cosy lounge complete with a log burner, perfect for creating a warm and inviting atmosphere. The adjoining dining room, which also features a log burner, is open plan to a well-appointed kitchen, offering an ideal space for entertaining and family life.

Moving up to the first floor, there are two generously sized bedrooms, both filled with natural light. The family bathroom on this floor provides modern convenience and comfort. The second floor reveals a spacious third bedroom, which benefits from its own en-suite shower room, adding a touch of luxury and privacy. Additionally, there is a separate bathroom with a stunning sunken bath, perfect for relaxing after a long day.

Externally, the property boasts a neat forecourt garden at the front, enhancing its curb appeal. To the rear, you will find an enclosed paved yard area, offering a low-maintenance outdoor space ideal for al fresco dining or simply enjoying the fresh air. With its blend of traditional charm and modern amenities, this property is an excellent opportunity for families or professionals looking for a comfortable, stylish home in a prime location.

****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge 12'10" x 13'2" (3.91m x 4.01m)

Double glazed bay window to front, feature inglenook fireplace with log burner, two radiators, door leading to:

Dining Room 13'0" x 13'2" (3.96m x 4.01m)

Feature fireplace with log burner, radiator, stairs to first floor, door to storage cupboard, open plan to:

Kitchen 7'10" x 13'2" (2.38m x 4.01m)

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

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 11'7" x 13'2" (3.53m x 4.01m)

Double glazed window to front, radiator.

Bedroom 2 11'8" x 7'0" (3.55m x 2.13m)

Double glazed window to rear, radiator.

Bathroom 7'0" x 5'10" (2.13m x 1.78m)

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

SECOND FLOOR

Bedroom 3 14'1" x 13'2" (4.30m x 4.01m)

Double glazed window to front, radiator, open plan to bathroom, door leading to:

Shower Room 4'2" x 6'2" (1.27m x 1.88m)

Three piece suite comprising corner shower enclosure, vanity wash hand basin and low-level WC, double glazed velux window to rear, radiator.

Bathroom 4'2" x 6'8" (1.27m x 2.04m)

Sunken bath with hand shower attachment, tiled surround, double glazed velux window to the rear.

OUTSIDE

Forecourt garden to the front. enclosed paved yard area 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.

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Ground Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



First Floor

Approx. 32.0 sq. metres (343.9 sq. feet)



Second Floor

Approx. 23.2 sq. metres (249.2 sq. feet)



Total area: approx. 96.9 sq. metres (1042.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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		
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