



Broadhill Road, Stalybridge, SK15 1HW

Offers in the region of £240,000

Offered "Chain Free" is this impressive and ready to move into three bedroom semi detached property offering fantastic family sized living accommodation of which only a full personal inspection will fully reveal.

The well planned and spacious accommodation has been well cared for and improved by the present owner and only a full personal inspection will reveal accommodation that briefly comprises the ground floor: Entrance hallway, lounge leading to a dining room with patio doors to the rear garden and a fitted kitchen. Whilst to the first floor there are three good sized bedrooms and a recently refitted contemporary family bathroom/WC. To the outside the property has a driveway for two vehicles and gardens to both the front and rear with garage to the rear for storage.

Popular Location - Chain Free - Viewing Highly Recommended!



GROUND FLOOR

Hallway

Double glazed front door, stairs to the first floor, double glazed window to the side elevation, Karndean flooring and radiator.

Lounge

14'10" x 9'10" (4.53m x 3.00m)

Upvc double glazed window to the front elevation, wall mounted electric fire (untested) Karndean flooring, TV aerial point, bi-fold doors to the dining room, ceiling cornices and radiator.

Dining Room

10'7" x 7'5" (3.23m x 2.26m)

Upvc double glazed patio doors to the rear garden, Karndean flooring, ceiling cornices and radiator.

Kitchen

10'7" x 7'11" (3.23m x 2.41m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit, fitted four ring electric hob with extractor hood above and electric oven below, space for fridge/freezer, plumbing and space for automatic washing machine, plumbing and space for dishwasher, Upvc double glazed window to the rear elevation, Upvc double glazed door to the rear garden, inset ceiling spot lights, part tiled walls.

FIRST FLOOR

Landing

Upvc double glazed window to the side elevation, access to roof void.

Bedroom 1

14'9" x 8'10" (4.49m x 2.70m)

Upvc double glazed window to the front elevation, matching range of fitted wardrobes, top boxes and bedside units, radiator.

Bedroom 2

10'9" x 8'10" (3.27m x 2.70m)

Upvc double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 3

11'3" x 6'6" (3.42m x 1.97m)

Laminate wooden floor, Upvc double glazed window to front and radiator.

Bathroom/WC

Contemporary fitted bathroom suite with I shaped panelled bath with shower screen and mixer shower, pedestal wash hand basin, low level WC, fully tiled flooring and walls, Upvc double glazed window to the rear, heated towel rail.

OUTSIDE

Garage

Personal door to side elevation, windows to front and side, excellent storage space.

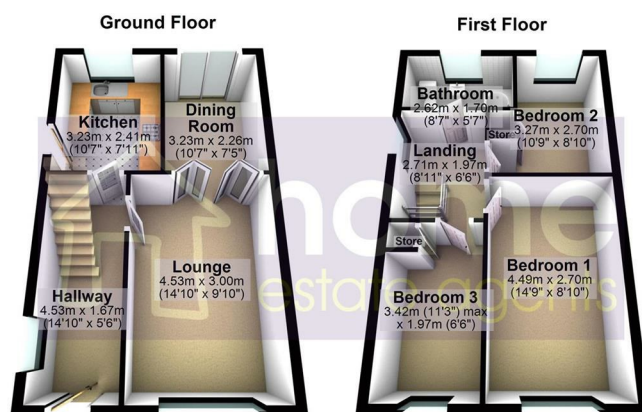
Gardens & Driveway

To the front is a garden laid mainly to lawn with decorative imprinted concrete driveway providing off road parking for two/three vehicles. Whilst to the rear is a garden laid half to lawn with a large paved patio area, mature bushes, timber shed and fenced boundaries.

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.



Total area: approx. 75.4 sq. metres (811.9 sq. feet)

