



Fistra Crescent
Stalybridge, SK15 3HN
Offers over £199,950

Welcome to this delightful three-bedroom semi-detached property in Stalybridge, perfectly situated to offer both natural beauty and modern convenience. Nestled near Stalybridge Country Park, this home enjoys stunning views of the surrounding countryside, creating a peaceful and scenic setting for daily life. Just a short distance from local amenities, schools, and excellent transport links, the location ensures ease of access to everything you need.

Upon entering, you're greeted by an entrance vestibule that opens into a spacious lounge. Moving through to the rear of the ground floor, you'll find a generously sized kitchen diner, perfect for family meals or hosting guests. On the first floor, there are three well-proportioned bedrooms, each offering flexibility to accommodate family members, guests, or even a home office setup. A shower room completes this floor.

Outside, the property features a garden at the front, adding a welcoming touch and enhancing the home's curb appeal. To the rear, an enclosed, low-maintenance paved garden offers privacy and outdoor space for relaxing or gardening, with planted borders bringing a touch of greenery. Additionally, the rear garden has direct access to a detached garage, providing secure parking and extra storage options.

This home combines scenic surroundings, convenient access to local amenities, and thoughtful living spaces to create an ideal setting for growing families. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge 14'10" x 15'5" (4.51m x 4.71m)

Double glazed bow window to front, two radiators, stairs leading to first floor, door leading to:

Kitchen/Diner 8'9" x 15'5" (2.67m x 4.71m)

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, plumbing for dishwasher, space for fridge/freezer, space for tumble dryer and space for cooker, double glazed window to rear, radiator, door leading out to rear.

FIRST FLOOR

Landing

Double glazed window to side. doors leading to;

Bedroom 1 11'8" x 9'1" (3.55m x 2.78m)

Double glazed window to rear, radiator.

Bedroom 2 11'1" x 8'7" (3.38m x 2.62m)

Double glazed window to front, radiator.

Bedroom 3 8'2" x 6'6" (2.48m x 1.98m)

Double glazed window to front, radiator.

Shower Room 6'3" x 6'0" (1.91m x 1.83m)

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

OUTSIDE

Garden to front with mature planted borders. Enclosed paved garden to rear with planted borders and access to garage. Garage to rear with up and over door.

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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/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.





Ground Floor

Approx. 34.6 sq. metres (372.1 sq. feet)



First Floor

Approx. 33.1 sq. metres (355.9 sq. feet)



Total area: approx. 67.6 sq. metres (728.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	56	
(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