



Norman Road
Stalybridge, SK15 1LY

Offers over £239,950



There's no agent like home

This beautifully extended three-bedroom semi-detached property, with no vendor chain offers fantastic family living accommodation in an ideal location, within walking distance of Stalybridge train station, West Hill School, and Stamford Park, making it perfect for families and commuters alike.

Upon entering, you are greeted by a welcoming entrance hall. The spacious lounge is a standout feature, boasting an open fire that adds warmth and charm to the space. French doors open up to the rear garden, allowing natural light to flood the room and providing a seamless transition between indoor and outdoor living. Adjacent to the lounge, the charming dining room features a cosy wood-burning stove, creating an inviting atmosphere for family meals. The dining room is seamlessly connected to the well-appointed kitchen, which is designed with both functionality and style in mind. On the first floor, the property features three bedrooms that offer ample space for rest and relaxation and offer the flexibility to serve as children's bedrooms, guest rooms, or home offices. The stylish family bathroom adds a touch of luxury with its roll-top bath, separate shower, and modern fixtures. Additionally, a separate WC enhances convenience for busy mornings.

Externally, the property is enhanced by steps leading up to a paved forecourt at the front, providing attractive curb appeal. The rear garden is truly a highlight, offering a spacious and enclosed outdoor area perfect for children to play or for hosting summer barbecues. The garden features a large decking area, ideal for outdoor dining and relaxation, as well as a paved patio that extends along the side of the property. A lawn area provides a green space, complemented by an additional gated, paved patio area for even more outdoor enjoyment. Gated access to the front of the property adds to the overall convenience and security.

A must-see property for those seeking ample living space in a superb location.



GROUND FLOOR

Entrance Hall

Door to front, double glazed window to front, radiator, stairs leading to first floor, door to: storage cupboard, doors leading to:

Lounge 18'6" x 12'2" (5.63m x 3.72m)

Double glazed box window to front, feature cast iron fireplace with open fire, radiator, double glazed French doors leading out to rear garden.

Dining Room 10'11" x 14'0" (3.33m x 4.27m)

Double glazed box window to rear, feature inglenook fireplace with wood burning stove, radiator, open plan to:

Kitchen 13'1" x 6'6" (4.00m x 1.99m)

Fitted with a matching range of base and eye level units with worktop space over, inset Belfast style sink with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for Range style cooker, two double glazed windows to side, door to side, leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, radiator, access to loft, doors leading to:

Bedroom 1 13'11" x 12'2" (4.24m x 3.72m)

Double glazed box window to front, radiator, feature fireplace.

Bedroom 2 11'0" x 10'11" (3.36m x 3.32m)

Double glazed window to front, double glazed window to rear, radiator, feature fireplace.

Bedroom 3 8'2" x 10'1" (2.49m x 3.07m)

Double glazed window to front, radiator.

Bathroom 5'9" x 12'2" (1.76m x 3.70m)

Three piece suite comprising roll top bath with ornamental feet, vanity wash hand basin and tiled shower area, double glazed window to rear.

WC

Double glazed window to rear, low-level WC, part tiled walls.

OUTSIDE

Steps leading up to paved area to the front of the property. Enclosed good sized garden to the rear and side with spacious decking area, paved patio leading to lawn and down the side of the property, additional paved garden area with gated access. Open aspect to West Hill Boys School 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.

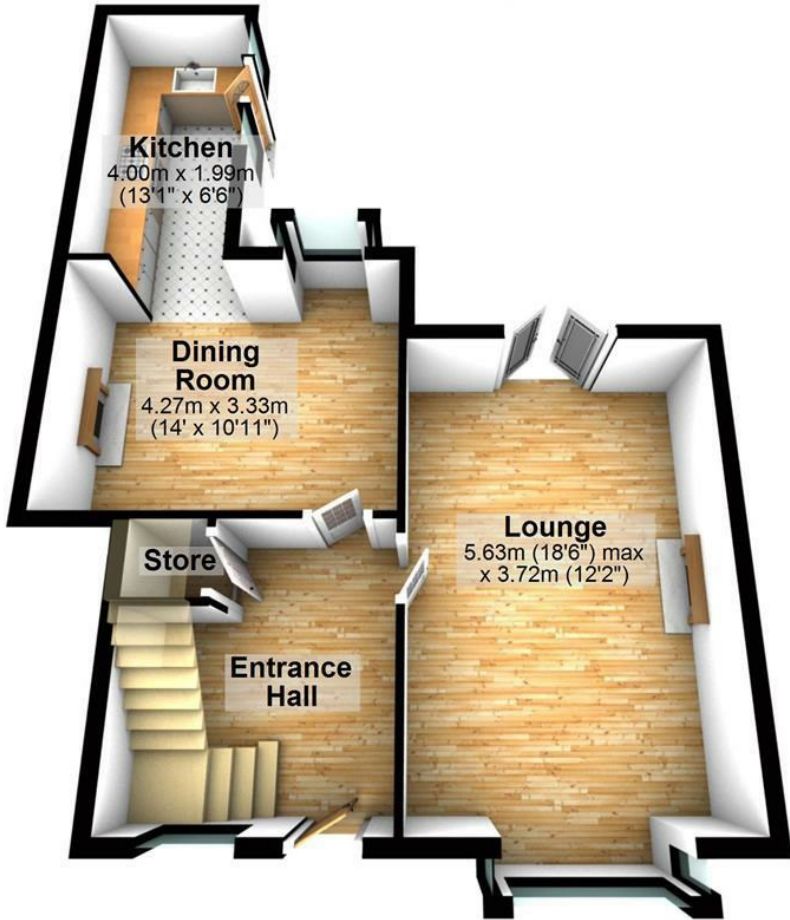
WWW.HOMEEA.CO.UK





Ground Floor

Approx. 55.2 sq. metres (594.6 sq. feet)




First Floor

Approx. 47.3 sq. metres (509.6 sq. feet)



Total area: approx. 102.6 sq. metres (1104.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(55-68) D		
(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 