



Warblin Way
Stalybridge, SK15 1FG

Price £260,000



There's no agent like home

No Vendor Chain – Available to Purchase at 100% Ownership or 75% Shared Ownership (Subject to Eligibility)

This delightful three-bedroom semi-detached property, offers an excellent opportunity to secure a spacious and well-maintained home in a sought-after residential area of Stalybridge. With its convenient location close to local schools, amenities, and transport links, as well as nearby woodland and lake walks, Stamford Park, and Cheetham Park, this property is perfect for families and first-time buyers alike.

The ground floor comprises a welcoming entrance hall, a convenient WC, and a bright, open-plan living area designed for modern living. This versatile space is ideal for both relaxation and entertaining, featuring large windows that fill the room with natural light and a door that opens directly onto the rear garden, creating a seamless flow between indoor and outdoor spaces.

The first floor offers three generously sized bedrooms, including a master bedroom with its own en-suite shower room for added comfort and privacy. The remaining bedrooms provide flexibility for family living, guest accommodation, or a home office, while the stylish family bathroom serves the additional rooms.

The outdoor spaces are equally impressive. To the front of the property, there is a lawned garden and off-road parking, ensuring convenience and curb appeal. The enclosed rear garden is thoughtfully designed over tiers to maximize enjoyment and functionality. It features a paved patio, perfect for outdoor dining and entertaining, an artificial lawn for minimal maintenance, steps leading to a charming decking area with wooden balustrades, and a further garden area offering additional space for relaxation or gardening.

75% shared ownership option is also available for those for whom it may be more suitable, offering greater affordability.

****Any prospective purchaser needs to be eligible for shared ownership and approved by Onward Homes please look at Gov.co.uk for criteria****



GROUND FLOOR

Entrance Hall

Door to front, radiator, doors leading to:

WC

Double glazed window to front, two piece suite comprising, pedestal wash hand basin and low-level WC, radiator.

Open Plan Living 27'4" x 16'1" (8.33m x 4.89m)

Spacious open plan living area, kitchen area 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, space for tumble dryer, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to front, three double glazed windows to rear, two radiators, stairs leading to first floor, door to under stairs storage cupboard, door leading out to rear garden.

FIRST FLOOR

Landing

Door to storage cupboard, doors leading to:

Bedroom 1 12'2" x 8'11" (3.71m x 2.71m)

Double glazed window to front, radiator, door leading to:

En-suite Shower Room

Three piece suite comprising tiled shower enclosure, wash hand basin and low-level WC, heated towel rail.

Bedroom 2 11'11" x 8'11" (3.64m x 2.71m)

Double glazed window to rear, radiator.

Bedroom 3 8'8" x 6'10" (2.64m x 2.09m)

Double glazed window to rear, radiator.

Bathroom 6'3" x 6'10" (1.91m x 2.09m)

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

OUTSIDE

Lawned garden, with off road parking to the front of the property. Enclosed tiered garden to the rear of property with paved patio area leading to artificial lawn and steps leading up to decking and further garden 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.

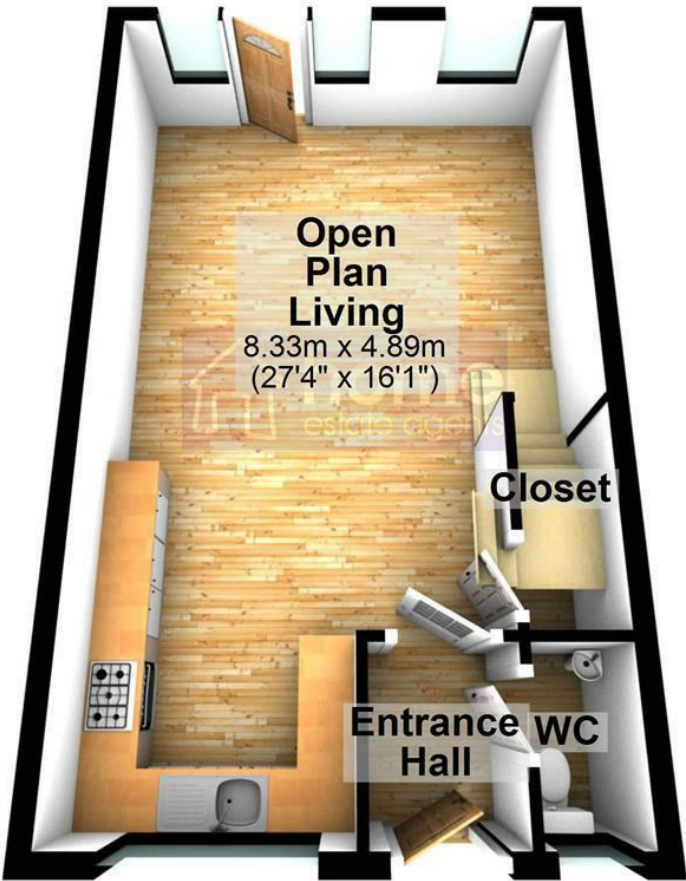
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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.

WWW.HOMEEA.CO.UK

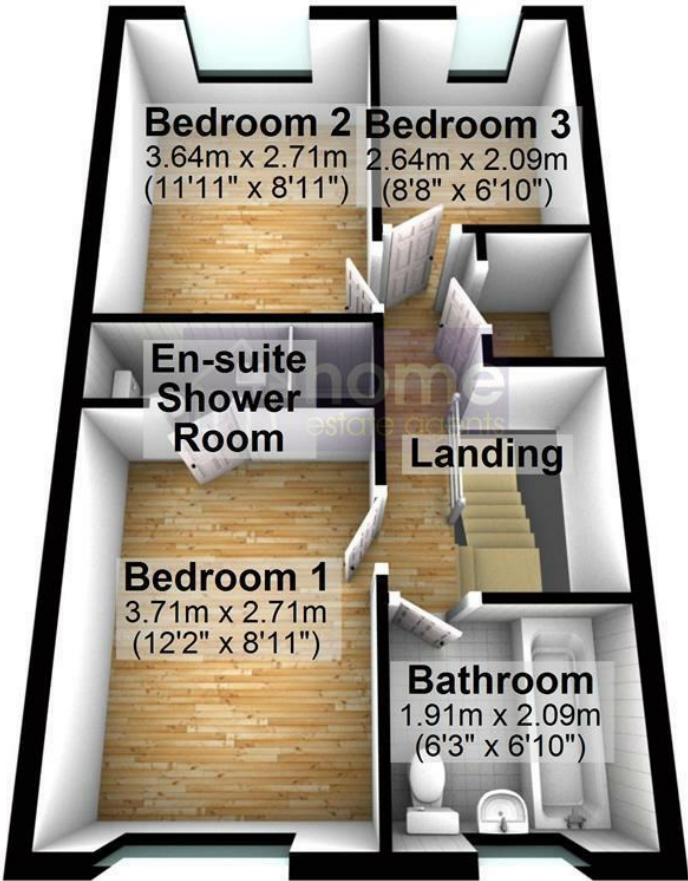




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(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