



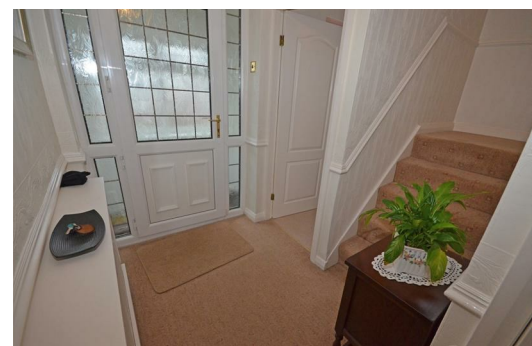
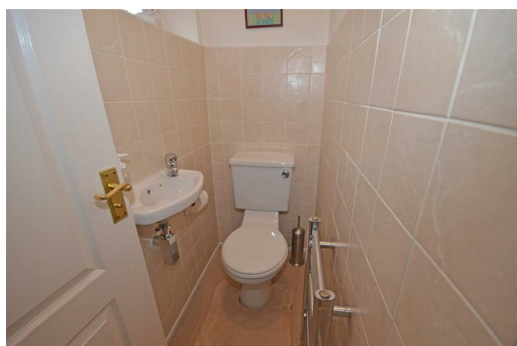
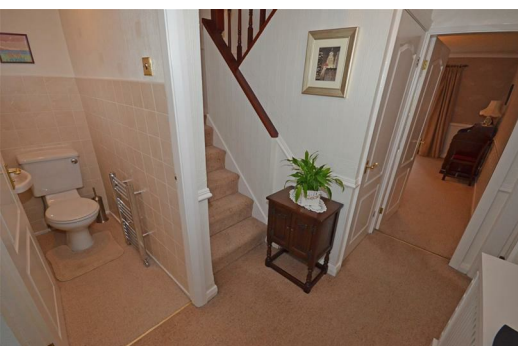
Blundering Lane, Stalybridge, SK15 2ST

Offers over £450,000

Ideally positioned in this sought after location is this substantial four bedroom extended detached family home, situated on the sought after road of Blundering Lane with well planned and spacious accommodation that has been well cared for and much improved by the present owners and only a full personal inspection will fully reveal the accommodation that is on offer.

The property is offered Chain Free has accommodation that briefly comprises to the ground floor: Entrance porch, entrance hallway, cloakroom/WC, excellent sized lounge with views over both the front and rear gardens, superbly sized dining room with patio doors to the rear garden and a fantastic extended fitted dining kitchen. Whilst to the first floor there are four excellent sized double bedrooms, store room and a family sized four piece bathroom/WC. To the outside the property has a driveway to the front leading to the garage, there is also a lawned garden to the front and superbly sized garden to the rear, laid to lawn with paved patio area. The property further benefits from double glazing and gas central heating and an early viewing is strongly recommended in order to full appreciate the quality of family home that is on offer.

Superb Opportunity - View Early to Avoid Disappointment!



GROUND FLOOR

Porch

Upvc double glazed front door and windows to the side and front, Upvc double glazed door to the hallway.

Hall

Stairs to the first floor, door to downstairs cloakroom/WC, door to under stairs storage cupboard and radiator.

Cloakroom/WC

Low level WC, wash hand basin, Window to front, heated towel rail.

Lounge

22'1" x 12'0" (6.72m x 3.65m)

Fantastic sized living room with Upvc double glazed bay window to front, large Upvc double glazed window to rear with views over the rear garden, ceiling cornices, fitted feature fire surround with living flame gas fire inset, TV aerial point, radiators

Dining Room

16'7" x 11'1" (5.06m x 3.38m)

Upvc double glazed patio door to the rear garden, ceiling cornices and radiator.

Kitchen/Dining Room

18'5" x 9'10" (5.62m x 3.00m)

Impressively sized extended fitted dining kitchen, fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and worktops over, fitted four ring gas hob with extractor hood over, electric double oven, space and plumbing for automatic washing machine and dishwasher, inset ceiling spot lights, Upvc double glazed window to rear, Upvc double glazed door to the side elevation, space for fridge freezer, radiator.

FIRST FLOOR

Landing

Large landing with windows to side and front, door to eaves storage area, radiator.

Eaves

Storage area.

Bedroom 1

14'8" x 12'0" (4.48m x 3.65m)

Window to rear, matching range of fitted wardrobes, drawer and vanity unit, radiator.

Bedroom 2

15'11" x 9'10" (4.86m x 2.99m)

Great sized bedroom with fitted wardrobes, window to rear, radiator.

Bedroom 3

14'2" x 11'1" (4.32m x 3.38m)

Window to rear, radiator.

Bedroom 4

6'11" x 12'0" (2.11m x 3.65m)

Window to front, radiator.

Store Room

6'6" x 5'4" (2.0 x 1.64)

Great sized and handy store room.

Bathroom/WC

Great sized four piece bathroom with panelled bath, separate fitted shower cubicle with mixer shower, pedestal wash hand basin, low level WC, window to front, tiled walls, and heated towel rail.

Garage

17'6" x 9'10" (5.35 x 3.0)

Up and over door, power and light, gas central heating boiler and fitted base and wall units for storage.

Gardens & Driveway

To the outside the property has a driveway to the front leading to the garage, there is also a lawned garden to the front and superbly sized garden to the rear, laid to lawn with paved patio 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.



Total area: approx. 168.3 sq. metres (1812.0 sq. feet)

