



Cherry Grove
Stalybridge, SK15 2HE

Offers over £229,950



There's no agent like home

This delightful three-bedroom semi-detached property is situated in a quiet cul-de-sac within a highly desirable residential area, offering the perfect blend of tranquility and convenience. Surrounded by beautiful green spaces, including the serene Cheetham Park and scenic canalside walks, the home provides an idyllic setting for nature lovers while remaining just a short stroll from Stalybridge town centre, with its array of shops, restaurants, and amenities. The property also benefits from excellent transport links, ensuring easy access to surrounding areas.

The property has been thoughtfully updated, benefiting from a full re-wire, a new boiler, and a stylish new kitchen, all fitted just two years ago. It is currently undergoing the installation of a brand-new bathroom, ensuring modern comfort throughout.

The unique design of the property places the living quarters on the upper floor, maximizing the stunning long-range views. This level features a welcoming hallway and an open-plan lounge and kitchen/diner, ideal for modern living and entertaining. The lower ground floor hosts three generously sized bedrooms, offering privacy and comfort, along with a contemporary family bathroom.

Externally, the property boasts a driveway to the front, providing off-road parking. To the rear, the enclosed garden offers a peaceful retreat, complete with a paved patio area for al fresco dining and a lawned section perfect for children or gardening enthusiasts. Combining stylish interiors, a practical layout, and a fantastic location, this property is a perfect family home. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to front. stairs leading to lower ground floor, door to storage cupboard, open plan to:

Lounge/Diner 21'11" x 11'2" (6.68m x 3.40m)

Double glazed window to front, radiator feature fireplace with inset living flame effect fire, open plan to:

Kitchen/Diner 10'1" x 8'5" (3.07m x 2.57m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated fridge/freezer, integrated washing machine, built-in oven, built-in hob, two double glazed windows to rear, double glazed window to side, radiator.

LOWER GROUND FLOOR

Hall

Radiator, door to storage cupboard, open plan, door leading out to side, doors leading to:

Master Bedroom 12'9" x 10'0" (3.89m x 3.05m)

Double glazed window to rear, radiator.

Bedroom 2 8'10" x 11'0" (2.69m x 3.35m)

Double glazed window to front, radiator.

Bedroom 3 7'2" x 7'8" (2.19m x 2.34m)

Double glazed window to rear, radiator.

Bathroom 5'11" x 6'6" (1.81m x 1.98m)

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

OUTSIDE

Driveway to the front. Enclosed garden to the rear mainly 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

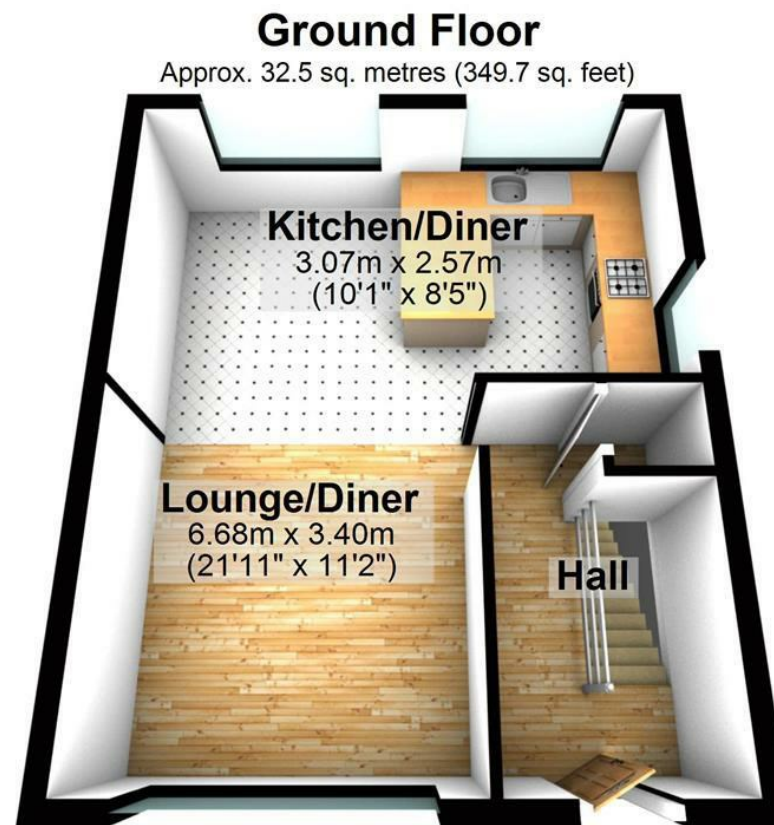
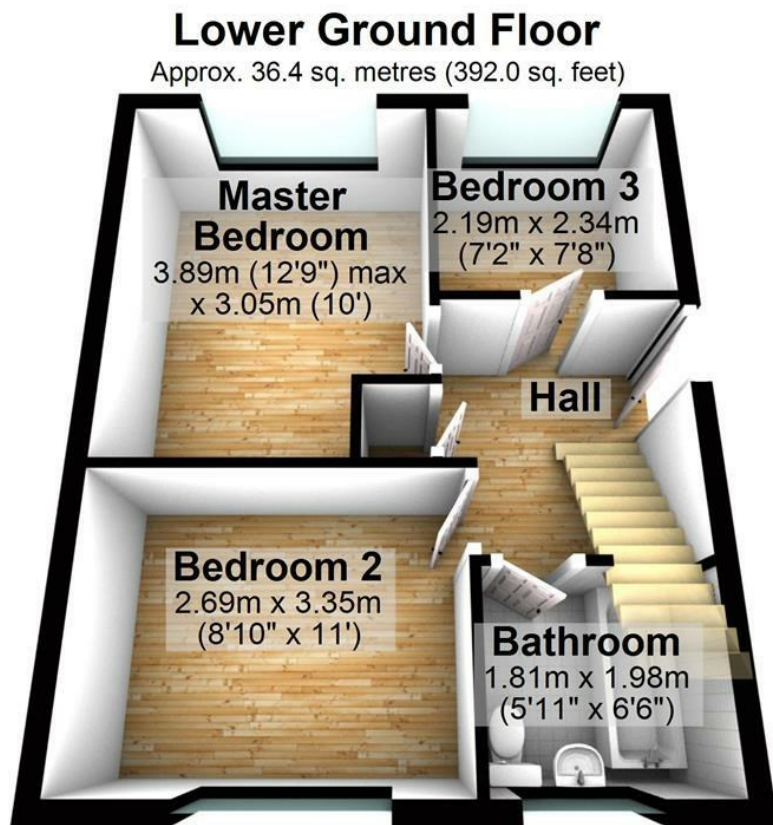
measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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.

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Total area: approx. 68.9 sq. metres (741.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	52	
(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