



Staley Hall Road, Stalybridge, SK15 3DP

Offers over £265,000

A beautifully presented three-bedroom semi-detached home, perfectly positioned in a highly sought-after residential area of Stalybridge. This fantastic property offers a blend of comfort, style, and convenience, making it an ideal choice for families looking for a well-maintained home in a great location.

Situated close to local amenities, well-regarded schools, and excellent transport links, this home is also a short distance from the stunning Stalybridge Country Park and Walkerwood Reservoir, offering picturesque walking trails and outdoor activities.

The ground floor comprises a welcoming porch leading into the hallway. The spacious lounge is a warm and inviting space, perfect for relaxation. The modern kitchen/diner is designed for both practicality and entertaining, offering ample storage and workspace, with direct access to a lovely conservatory that fills the home with natural light.

Upstairs, there are three well-proportioned bedrooms, each offering comfort and versatility, along with a stylish family bathroom featuring contemporary fittings.

The exterior of the property is just as impressive, with a well-maintained lawned garden to the front and a generous driveway to the side, providing ample off-road parking. The enclosed rear garden is a true highlight, boasting stunning views, a paved patio area perfect for outdoor dining, a lawn with beautifully planted borders, and steps leading down to a further paved patio area, creating an ideal space for entertaining or unwinding in a peaceful setting.

This fantastic home offers a perfect balance of indoor and outdoor living in a desirable location and is ready for its next owners to move in and enjoy. ** Viewing Highly Recommended**



GROUND FLOOR

Porch

Door to front, double glazed windows to sides, door leading to:

Hall

Radiator, stairs leading to first floor, open plan to:

Lounge

17'4" x 11'1" (5.29m x 3.39m)

Double glazed bay window to front, radiator, open plan to:

Kitchen/Diner

9'1" x 14'2" (2.77m x 4.32m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated washing machine, built-in oven, built-in with hob with extractor hood over, double glazed window to rear, double glazed window to side, door to storage cupboard, double glazed French doors leading to:

Conservatory

9'4" x 10'7" (2.85m x 3.23m)

Double glazed windows to sides, solid roof with two velux windows, electric radiator, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

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

Bedroom 1

13'11" x 8'2" (4.23m x 2.50m)

Double glazed window to front, radiator.

Bedroom 2

10'6" x 8'2" (3.19m x 2.50m)

Double glazed window to rear, radiator.

Bedroom 3

9'7" x 5'10" (2.93m x 1.77m)

Double glazed window to front, radiator.

Bathroom

6'0" x 6'1" (1.83m x 1.85m)

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

OUTSIDE

Lawned garden to the front with driveway to the side providing ample off road parking. Enclosed garden to the rear with paved patio and lawn area with planted borders offering views to the rear. Steps lead down to further patio area.

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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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