



Demesne Drive
Stalybridge, SK15 2QG

Offers over £189,950



There's no agent like home

A fantastic opportunity to purchase this three-bedroom semi-detached home with no vendor chain, situated in a sought-after area of Stalybridge. Ideally located close to scenic countryside walks, well-regarded schools, and a range of local amenities, the property also benefits from excellent transport links, making it a convenient choice for families, professionals, or investors.

The ground floor features an entrance hall leading to a spacious lounge, a well-proportioned kitchen, and a useful utility room. Upstairs, there are three good-sized bedrooms, all offering plenty of natural light, along with a wet room.

Externally, the property boasts a small lawned garden to the front with a paved pathway. The enclosed rear garden provides an excellent outdoor space, featuring a paved patio area, with steps leading up to a lawned section—ideal for relaxing, entertaining, or gardening.

For added peace of mind, the property is fully alarmed and programmed to alert a mobile phone if activated, ensuring enhanced security whether at home or away.

This home is an excellent opportunity for buyers looking to put their own stamp on a property. With great potential to update and personalise, it offers a blank canvas to create a dream home in a desirable location. Whether you're a first-time buyer, a growing family, or an investor, this property presents endless possibilities to make it your own. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to front, radiator, stairs leading to first floor, door leading to:

Lounge 12'4" x 14'9" (3.76m x 4.50m)

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

Kitchen 8'7" x 10'11" (2.62m x 3.34m)

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

Utility 8'7" x 6'7" (2.62m x 2.01m)

Fitted with a matching range of base units with worktop space over, inset sink and drainer with taps and tiled splashbacks, plumbing for washing machine, double glazed window to rear, radiator, door to pantry, door leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 12'9" x 10'7" (3.89m x 3.23m)

Double glazed window to side, double glazed window to front, radiator.

Bedroom 2 8'2" x 9'4" (2.49m x 2.84m)

Double glazed window to rear, radiator.

Bedroom 3 9'1" x 7'5" (2.77m x 2.26m)

Double glazed window to front, radiator.

Wet Room 5'1" x 8'3" (1.56m x 2.51m)

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

OUTSIDE

Small lawned garden and paved pathway to the front. Enclosed garden to the rear with paved patio and steps leading up to lawn area.

DISCLAIMER

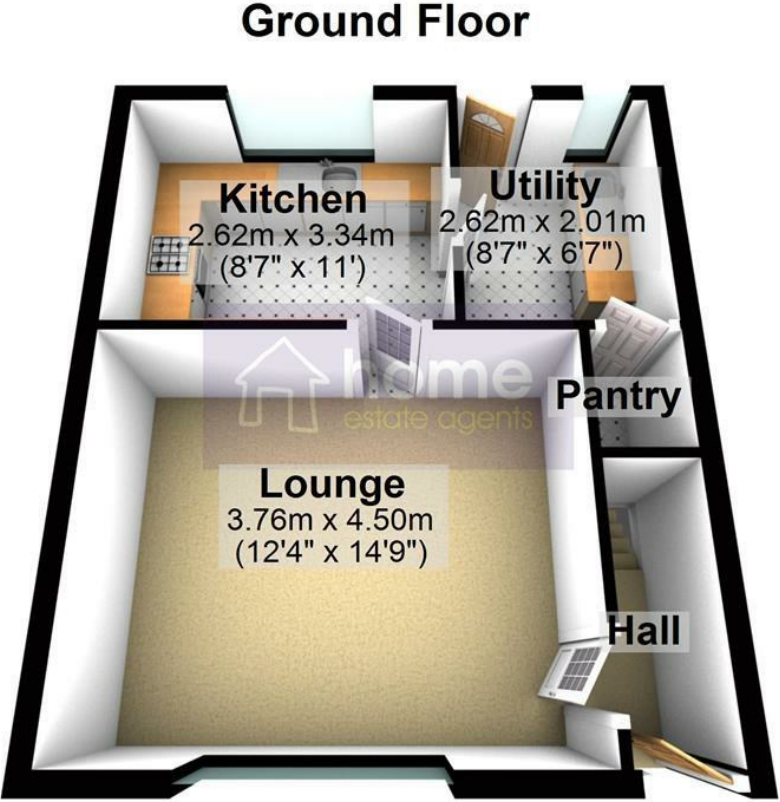
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(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