



Hob Hill
Stalybridge, SK15 1TP
Offers over £219,950

Tucked away in a peaceful cul-de-sac, this three-bedroom mews home offers a fantastic opportunity for families and professionals alike. Ideally situated close to Stalybridge Town Centre, it provides easy access to a wide range of local amenities, including shops, cafes, and restaurants, making it a convenient and vibrant place to live. Excellent transport links via Stalybridge train and bus station ensure effortless commuting, while the picturesque Cheetham Park is just a short stroll away, perfect for outdoor walks and family outings. Families will also benefit from the property's proximity to well-regarded local schools, making it a convenient choice for those with children.

Stepping inside, the hallway leads to a convenient downstairs WC, a practical kitchen, and a spacious lounge/diner, with French doors opening out to the rear garden, seamlessly blending indoor and outdoor living. This space is perfect for both relaxation and entertaining guests.

The first floor offers three bedrooms, each providing a comfortable and versatile space for family living or home working. A contemporary family bathroom completes the upstairs layout.

Externally, the property boasts a neat forecourt garden to the front, adding to its curb appeal. The rear garden is a private, tiered outdoor space featuring a paved patio—ideal for alfresco dining—steps leading up to a well-maintained lawn, and a raised planter, creating a delightful setting for gardening enthusiasts or simply unwinding in the fresh air.

With its excellent location close to Stalybridge Town Centre, fantastic local dining options, and inviting outdoor spaces, this home is a must-see for those looking for a well-situated and inviting place to call their own. ****Viewing Highly Recommended****



GROUND FLOOR

Hallway

Door to front, stairs leading to first floor, doors leading to:

WC

Two piece suite comprising, wash hand basin and low-level WC, double glazed window to front.

Kitchen 8'10" x 7'3" (2.70m x 2.20m)

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.

Lounge/Diner 16'0" x 13'8" (4.88m x 4.17m)

Double glazed window to rear, radiator, door to storage cupboard, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 8'8" x 13'8" (2.65m x 4.17m)

Double glazed window to front, built-in double wardrobe, radiator, door to storage cupboard.

Bedroom 2 10'0" x 6'9" (3.04m x 2.07m)

Double glazed window to rear, radiator.

Bedroom 3 10'5" x 6'7" (3.17m x 2.00m)

Double glazed window to rear, radiator.

Bathroom 5'10" x 6'9" (1.78m x 2.07m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls.

OUTSIDE

Forecourt garden to the front. Enclosed tiered garden to the rear with paved patio, steps leading up to lawn and raised planter.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment,

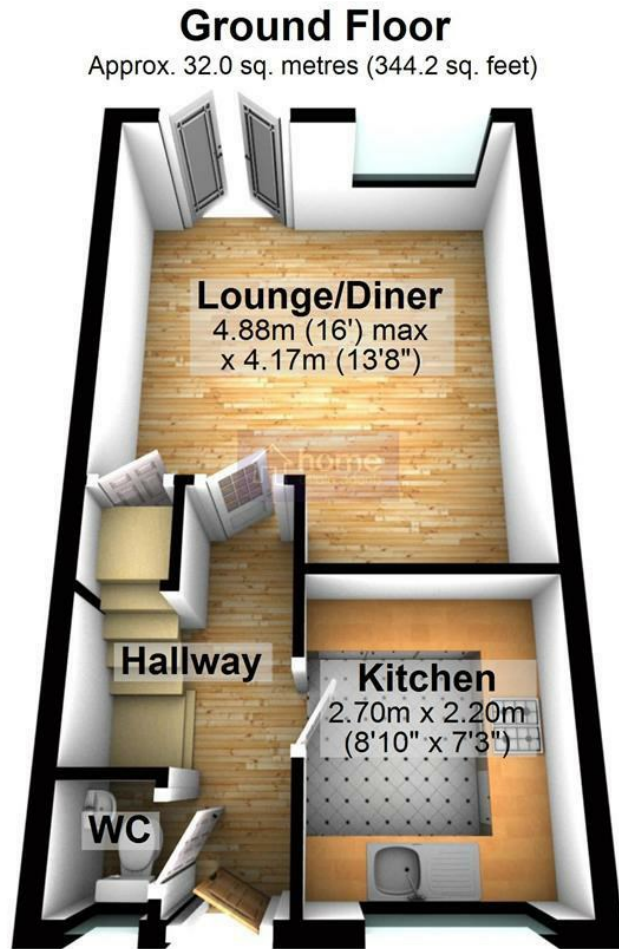
apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes 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.HOME EA.CO.UK







Total area: approx. 64.0 sq. metres (688.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(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 (CO₂) 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