



Demesne Drive, Stalybridge, SK15 2PP

Offers in the region of £195,000

Offered For Sale is this immaculate and deceptively spacious three bedroom semi detached property ideally located within a short walking distance to Stalybridge town Centre where you will find a variety of amenities and for the commuter, access to excellent transport links to the surrounding area via train or bus.

The property briefly comprises of Entrance hallway, fantastic sized lounge opening to the fantastic conservatory, contemporary fitted dining kitchen with separate breakfast bar area to the ground floor. Whilst to the first floor there are three good sized bedrooms and a contemporary fitted family bathroom/WC. The house is warmed by gas central heating and benefits from Upvc double glazing and externally there is a garden to the front and a good sized garden to the rear with patio area ensuring that this property will appeal to even the most discerning of purchasers.

Viewing Highly Recommended!



GROUND FLOOR

Hall

Double glazed front door, window to the side, stairs to the first floor, laminate wooden floor and radiator.

Lounge

17'10" x 11'5" (5.43m x 3.47m)

Upvc double glazed window to the front, sliding patio doors to the conservatory, TV aerial point, dado rail, radiator.

Kitchen/Dining Room

17'10" x 10'6" (5.43m x 3.20m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and worktops over, fitted four ring electric hob with extractor hood above and electric oven below, double glazed window to the front and side elevations, laminate floor, gas central heating boiler, breakfast bar area, Upvc double glazed door and window to the rear elevation, laminate wooden floor, and radiator.

Conservatory

11'10" x 11'10" (3.62 x 3.62)

Upvc double glazed throughout, tiled floor.

FIRST FLOOR

Landing

Storage cupboard housing the gas central heating boiler.

Bedroom 1

11'6" x 11'5" (3.51m x 3.47m)

Upvc double glazed window to front, radiator.

Bedroom 2

12'2" x 6'11" (3.72m x 2.10m)

Upvc double glazed window to the side elevation, radiator.

Bedroom 3

6'0" x 11'5" (1.82m x 3.47m)

Upvc double glazed window to rear, radiator.

Bathroom/WC

Contemporary fitted bathroom suite in white with panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, tiled floor and walls, Upvc double glazed window to the rear and heated towel rail.

OUTSIDE

Gardens

Gardens to the front and rear with lawned and patio area to the rear.

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.

