



Pennine View
Stalybridge, SK15 3BT

Offers over £350,000



There's no agent like home

Nestled in the heart of the picturesque Heyrod Village, this stunning three-bedroom, stone-built end-terraced home boasts breathtaking long-range views over open countryside. Offering a perfect blend of period charm and modern convenience, this deceptively spacious family home enjoys an elevated position, providing privacy and tranquility while remaining close to local amenities, well-regarded schools, transport links, and scenic countryside walks.

With approximately 1,200 sq. ft of thoughtfully designed living space, the property welcomes you with an inviting entrance hall leading into a beautifully presented lounge, which seamlessly opens into a bright and airy dining room and a well-appointed kitchen. A useful cellar provides additional storage space or potential.

The first floor hosts three generously sized double bedrooms, each offering stunning views and ample space for furnishings. The family bathroom ensures both style and practicality.

Externally, the home features a charming stone-walled forecourt garden to the front, adding to its curb appeal. To the rear, an enclosed yard offers a private outdoor space, with a gated entrance leading to a driveway and a substantial detached double-width garage, measuring an impressive 28ft in depth, complete with electricity and a pit—ideal for car enthusiasts or additional storage. A decked seating area to the rear offers an idyllic setting to relax and take in the uninterrupted countryside views.

This exceptional home is a rare find, combining character, space, and spectacular surroundings. A must-see for those seeking a blend of rural charm and modern convenience.



GROUND FLOOR

Porch

Door to front, door leading to:

Hall

Radiator, stairs leading to first floor, door leading to:

Dining Room 13'2" x 14'8" (4.01m x 4.47m)

Double glazed window to rear, feature inglenook fireplace with brick built surround, radiator, door leading to kitchen, open plan to:

Lounge 13'2" x 13'2" (4.01m x 4.01m)

Double glazed window to front, Feature inglenook fireplace with log burner and feature brick built surround.

Kitchen 11'0" x 9'0" (3.35m x 2.74m)

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 fridge/freezer, built-in double oven, built-in hob with extractor hood over, double glazed window to side, double glazed window to rear, door to side leading out to rear garden, door to stairs leading down to cellar.

BASEMENT

Cellar 12'7" x 6'0" (3.84m x 1.83m)

FIRST FLOOR

Landing

Doors leading to:

Master Bedroom 13'9" x 12'1" (4.20m x 3.69m)

Double glazed window to rear, radiator.

Bedroom 2 13'5" x 12'1" (4.10m x 3.69m)

Double glazed window to front, radiator.

Bedroom 3 10'6" x 9'0" (3.20m x 2.74m)

Double glazed window to rear, radiator.

Bathroom 10'8" x 5'1" (3.25m x 1.55m)

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

OUTSIDE

Stone walled forecourt garden to the front. Enclosed yard to the rear with gate leading out to driveway and large detached brick built double garage with lawned area to the side and decked seating area to the rear with stunning views.

Garage 28'0" x 17'3" (8.53m x 5.25m)

Large double width brick built detached garage with two doors to the front, electricity and pit.

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. 158.7 sq. metres (1707.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	54	
(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 