



Hawthorn Drive  
Stalybridge, SK15 1UE

Offers over £265,000

This stunning three-bedroom mid-terrace family home is offered with no vendor chain, presenting an excellent opportunity for a smooth and hassle-free move. Nestled in the highly sought-after area of Stalybridge, this property benefits from a fantastic location close to a wealth of local amenities, schools, and excellent transport links, making it an ideal choice for families and commuters alike. Additionally, nature lovers will appreciate the proximity to Gorse Hall, a beautiful green space perfect for scenic walks and taking in breathtaking views.

Upon entering, you are welcomed by a hallway, kitchen with ample storage and workspace. The spacious lounge flows seamlessly into the open-plan dining area, creating a fantastic space for both relaxing and entertaining. Featuring two ceiling skylights that flood the room with natural light and French doors opening out onto the rear garden, this area offers a warm and airy ambiance, perfect for modern family living.

Upstairs, the first floor boasts three generously sized bedrooms, providing ample space for growing families or those in need of a home office. The contemporary four-piece family bathroom includes a bath, separate shower, washbasin, and WC, offering both style and functionality.

Externally, the property benefits from a block-paved driveway providing off-road parking and leading to a garage for additional storage or vehicle space. To the rear, the enclosed tiered garden is thoughtfully designed, featuring a paved patio area—ideal for outdoor dining—along with steps leading up to a low-maintenance artificial lawn, creating the perfect outdoor retreat.

This fantastic property is an ideal family home in a desirable location, offering both comfort and convenience. Early viewing is highly recommended to avoid missing out on this superb opportunity!



## GROUND FLOOR

### Hall

Door to front, radiator, door leading to:

### Lounge 10'9" x 18'9" (3.28m x 5.72m)

Radiator, door leading to kitchen, open plan to

### Dining Room 8'6" x 17'2" (2.58m x 5.22m)

Two double glazed windows to rear, radiator, two ceiling skylights, double glazed French doors leading out to rear garden.

### Kitchen 11'8" x 6'11" (3.55m x 2.12m)

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, plumbing for dishwasher, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to front.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1 13'10" x 8'10" (4.21m x 2.68m)

Double glazed window to rear, radiator, fitted wardrobes.

### Bedroom 2 11'0" x 10'0" (3.35m x 3.05m)

Double glazed window to rear, radiator, fitted wardrobes.

### Bedroom 3 8'7" x 10'3" (2.62m x 3.13m)

Double glazed window to front, radiator, fitted wardrobes.

### Bathroom

Four piece suite comprising corner bath, wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to front, heated towel rail.

## OUTSIDE

Block paved double driveway to the front leading to the garage. Enclosed tiered garden to the rear with paved patio, steps leading up to artificial lawn area.

### Garage 17'1" x 8'2" (5.21m x 2.49m)

Up and over door to front.

## 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.HOMEEA.CO.UK](http://WWW.HOMEEA.CO.UK)**







Total area: approx. 102.8 sq. metres (1106.6 sq. feet)

| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     | 68      | 84                      |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |