



Sandringham Avenue  
Stalybridge, SK15 1BS

Offers over £239,995



There's no agent like home



This well-maintained three-bedroom semi-detached home is located in a highly desirable area of Stalybridge, offering the perfect balance between peaceful countryside living and excellent transport links and benefits from no vendor chain. Just a short distance from Stalybridge Country Park, it provides a wonderful setting for scenic walks and outdoor pursuits while remaining conveniently close to the town centre, train station, and a selection of well-regarded schools—making it an ideal choice for families. Professionals will also appreciate the easy access to Tameside Hospital and commuter links to Manchester and beyond.

The property welcomes you with an inviting porch, leading into the lounge that seamlessly flows into the open-plan dining area. French doors open directly onto the rear garden, creating a light-filled space perfect for entertaining and family gatherings. The well-equipped kitchen offers ample storage and workspace with granite worktops, catering to all your culinary needs.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation with a built in wardrobe in the main bedroom. The stylish four-piece family bathroom is a standout feature, boasting a luxurious Jacuzzi bath and a separate shower.

Externally, the property is just as impressive. A well-maintained lawned garden to the front, complemented by a block-paved driveway, provides off-road parking and leads to the garage. The rear garden is a beautifully landscaped, enclosed space featuring a paved patio—ideal for alfresco dining—a raised lawn area, and mature shrubs and trees that enhance privacy. With far-reaching views, this outdoor space is a perfect retreat for relaxation.

This fantastic home offers a wonderful opportunity to enjoy a well-connected lifestyle with the benefits of nearby green spaces. Viewing is highly recommended to appreciate everything this property has to offer.



## GROUND FLOOR

### Porch

Door to side, door leading to:

### Lounge 10'6" x 17'0" (3.19m x 5.18m)

Double glazed window to front, feature stone fireplace with inset living flame effect fire, open plan to:

### Dining Room 12'10" x 8'9" (3.91m x 2.67m)

Stairs leading to first floor, radiator, double glazed French doors leading out to rear garden, door leading to:

### Kitchen/Diner 12'10" x 7'9" (3.91m x 2.36m)

Fitted with a matching range of base and eye level units with granite worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, door to storage cupboard.

## FIRST FLOOR

### Landing

Double glazed window to side, radiator, doors leading to:

### Bedroom 1 11'8" x 11'3" (3.56m x 3.42m)

Double glazed window to front, radiator, fitted wardrobes, cupboards and dressing table.

### Bedroom 2 9'7" x 11'3" (2.92m x 3.42m)

Double glazed window to rear, radiator, fitted wardrobe, door to storage cupboard.

### Bedroom 3 7'7" x 7'1" (2.30m x 2.15m)

Double glazed window to front, radiator.

### Bathroom 6'5" x 7'11" (1.96m x 2.42m)

Four piece suite comprising jacuzzi bath, pedestal wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to rear, radiator.

## OUTSIDE

Well maintained lawn garden to the front with block paved driveway leading to the garage. Enclosed tiered garden to the rear with paved patio and lawn area with mature shrubs and trees.

### Garage 26'7" x 9'0" (8.10m x 2.74m)

Up and over door to the front, double glazed window to rear.

\*\*\*PLEASE NOTE THAT THE PROPERTY DOES NEED A NEW BOILER & CENTRAL CENTRAL SYSTEM\*\*\*

## 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.HOMEAA.CO.UK](http://WWW.HOMEAA.CO.UK)

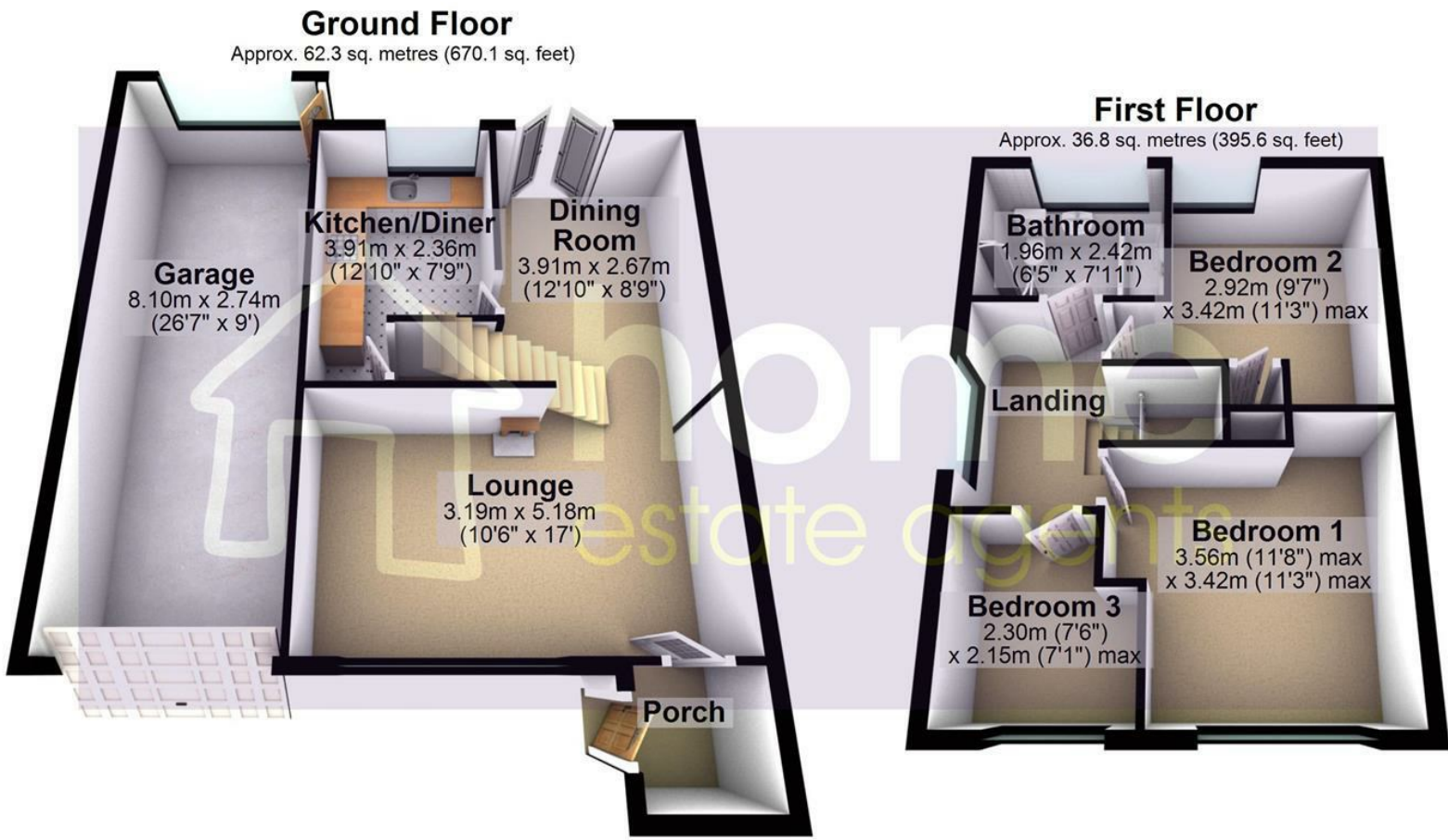












Total area: approx. 99.0 sq. metres (1065.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	46	
(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