



## Hamilton Street, Stalybridge, SK15 1LL

**Offers over £215,000**

This beautifully maintained three-bedroom end terrace property presents a fantastic opportunity for first-time buyers or growing families looking for a comfortable and conveniently located home. Positioned just a short distance from Stalybridge town centre, it offers easy access to a wide range of local amenities including shops, cafes, excellent schools, and the scenic Stamford Park. Commuters will also appreciate the proximity to both train and bus stations, making travel into Manchester and surrounding areas straightforward and stress-free.

Upon entering, you're greeted by a welcoming entrance vestibule leading into the hallway. The lounge is a warm and inviting space, enhanced by natural light and featuring double doors that open into a generous dining room. The dining area benefits from patio doors that lead directly out to the rear garden, creating a perfect setting for indoor-outdoor living and entertaining. The kitchen, open to the dining room, is thoughtfully laid out and well-equipped.

Upstairs, the property offers three bedrooms, each offering good proportions and flexibility to suit a range of needs, whether for sleeping accommodation, a home office, or hobby space. The shower room is fitted with modern fixtures and provides a fresh and contemporary feel.

Externally, the property boasts a lawned garden to the front and a private driveway to the side offering ample off-road parking—an excellent bonus for households with multiple vehicles. The enclosed rear garden is a delightful retreat, featuring a paved patio area ideal for outdoor dining and a gravelled section that adds a low-maintenance appeal.

This property combines space, location, and practicality, making it a must-see for anyone seeking a move-in ready home in a sought-after area. **\*\*Viewing Highly Recommended\*\***





## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Hallway

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

### Lounge

16'6" x 11'11" (5.03m x 3.63m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, door to under stairs storage cupboard, double doors leading to:

### Dining Room

8'1" x 7'6" (2.46m x 2.28m)

Radiator, double glazed sliding door leading out to rear garden, open plan to:

### Kitchen

8'1" x 7'1" (2.46m x 2.16m)

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 oven, built-in hob with extractor hood over, double glazed window to rear.

## FIRST FLOOR

### Landing

Double glazed window to side, door to storage cupboard, doors leading to:

### Bedroom 1

13'3" x 8'9" (4.05m x 2.67m)

Double glazed window to front, radiator, fitted wardrobes.

### Bedroom 2

11'3" x 8'9" (3.44m x 2.67m)

Double glazed window to rear, radiator.

### Bedroom 3

7'10" x 5'10" (2.40m x 1.77m)

Double glazed window to front, radiator.

### Shower Room

5'7" x 5'10" (1.69m x 1.77m)

Three piece suite comprising shower area, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

## OUTSIDE

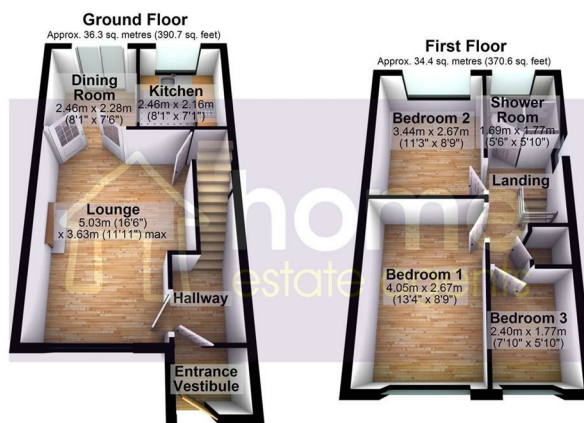
Lawned garden to the front, with paved driveway to the side. Enclosed low maintenance garden to the rear with paved patio and gravelled area.

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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. 70.7 sq. metres (761.3 sq. feet)

