



Springs Lane
Stalybridge, SK15 1JD

Offers over £199,950



There's no agent like home

This attractive three-bedroom semi-detached home is perfectly positioned in a quiet off-road location, fronting onto a pleasant green area that adds to the sense of peace and privacy. The property enjoys an enviable location within walking distance of Tameside Hospital, the picturesque Stamford Park and its Boating Lake, as well as a variety of well-regarded local schools. Stalybridge town centre is close by, offering a wealth of amenities including shops, cafes, restaurants, and a train station providing excellent commuter links to Manchester and beyond.

Inside, the property offers a bright and welcoming layout, ideal for modern family living. The ground floor features a spacious lounge filled with natural light and a generous kitchen/diner, perfect for family meals and entertaining. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom, offering practical and comfortable living accommodation.

Externally, this home really comes into its own with well-maintained gardens to three sides. The front garden is gated and features an artificial lawn and gravelled areas, making it both stylish and low maintenance. To the side, a raised decking area offers a fantastic space for alfresco dining, morning coffees, or evening relaxation. The rear garden is paved for easy upkeep and provides a private outdoor retreat ideal for entertaining guests or enjoying family time.

This is a superb opportunity for first-time buyers looking to step onto the property ladder, growing families seeking more space, or those looking to downsize without compromising on outdoor space and location. With its well-balanced accommodation, outdoor living potential, and convenient access to local amenities and transport links, this is a home that ticks all the boxes. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to front, stairs leading to first floor, doors leading to:

Lounge 17'0" x 12'0" (5.18m x 3.65m)

Double glazed window to rear, double glazed window to front, feature fireplace with inset living flame effect fire, radiator.

Kitchen/Diner 17'0" x 10'11" (5.18m x 3.33m)

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, space for tumble dryer, space for cooker, double glazed window to rear, double glazed window to front, radiator, door to under stairs storage cupboard, door leading out to rear garden.

FIRST FLOOR

Landing

Door to storage cupboard, doors leading to:

Bedroom 1 11'2" x 12'0" (3.40m x 3.67m)

Double glazed window to front, radiator, door to storage cupboard.

Bedroom 2 10'9" x 7'5" (3.28m x 2.27m)

Double glazed window to front, radiator.

Bedroom 3 6'7" x 8'9" (2.01m x 2.67m)

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

Bathroom 7'5" x 6'9" (2.27m x 2.07m)

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

OUTSIDE

Gated artificial lawned garden to the front with gravelled areas. Raised decking areas to the side. Paved patio garden 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.

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Total area: approx. 71.9 sq. metres (774.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	63	
(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 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		
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