



Wakefield Road
Stalybridge, SK15 3DB

Offers over £279,950



There's no agent like home

This impressive and larger-than-average three-bedroom end-terrace home offers spacious and versatile accommodation set over three well-appointed floors. Occupying a desirable position in Stalybridge, the property enjoys far-reaching countryside views to the rear and is ideally located for access to Stalybridge town centre, local shops, schools, the train station, and major motorway links—making it perfect for commuters and families alike.

The ground floor opens with a welcoming entrance vestibule and hallway that leads into a spacious living room, ideal for everyday relaxation. Also on this level is a generous double bedroom complete with an en-suite shower room, offering flexible use either as a principal bedroom, guest suite, or even a home office.

On the lower ground floor, the home truly comes into its own with a beautifully designed open-plan living space. The lounge area features a charming log burner, adding warmth and character, while the modern kitchen is fitted with sleek units, and a central island for informal dining. Underfloor heating runs throughout the lounge and kitchen. A useful utility area and a guest WC add further practicality. French doors open out onto the enclosed rear garden, seamlessly connecting indoor and outdoor living and allowing you to take full advantage of the stunning countryside views.

The first floor floor comprises two further well-proportioned double bedrooms, each filled with natural light, and a stylish four-piece family bathroom complete with a bath, separate shower, WC, and vanity unit.

Externally, the property features an attractive rear garden with a paved patio area ideal for entertaining or dining alfresco, as well as a lawned area perfect for children or pets.

Offering a perfect blend of space, style, and setting, this modern family home is a rare find. Whether you're looking for a quiet retreat with countryside views or a home with excellent connectivity and amenities, this property has it all.



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Hall

Stairs leading to lower ground floor, stairs leading to first floor, doors leading to:

Living Room 12'1" x 13'1" (3.68m x 3.99m)
Double glazed window to front, radiator.

Bedroom 1 13'10" x 10'11" (4.22m x 3.34m)
Double glazed window to rear, radiator, door leading to:

En-suite

Three piece suite comprising vanity wash hand basin, tiled shower area and low-level WC, radiator.

LOWER GROUND FLOOR

Kitchen 13'9" x 17'2" (4.18m x 5.22m)
Fitted with a matching range of base and eye level units with worktop space over, matching island unit with built-in hob with extractor hood over, inset sink with mixer tap, space for fridge/freezer, built-in eye level double oven, double glazed French doors leading out to rear garden, under floor heating, open plan to lounge.

Utility Area

Plumbing for washing machine, space for tumble dryer.

Lounge 10'11" x 17'2" (3.34m x 5.22m)
Double glazed window to front, feature inglenook fireplace with log burner, under floor heating, door leading to:

WC

Two piece suite comprising, wash hand basin and low-level WC.

FIRST FLOOR

Landing

Double glazed window to rear, doors leading to:

Bedroom 2 14'6" x 11'7" (4.43m x 3.52m)
Double glazed window to rear, radiator, built-in wardrobes.

Bedroom 3 12'0" x 10'2" (3.66m x 3.10m)
Double glazed window to front, radiator.

Bathroom 12'4" x 6'9" (3.76m x 2.07m)
Four piece suite comprising double ended bath, vanity wash hand basin, shower area and low-level WC, tiled splashbacks, double glazed window to front, radiator.

OUTSIDE

Enclosed garden to the rear with paved patio area and steps leading down to lawn. Stunning countryside views to the rear.

DISCLAIMER

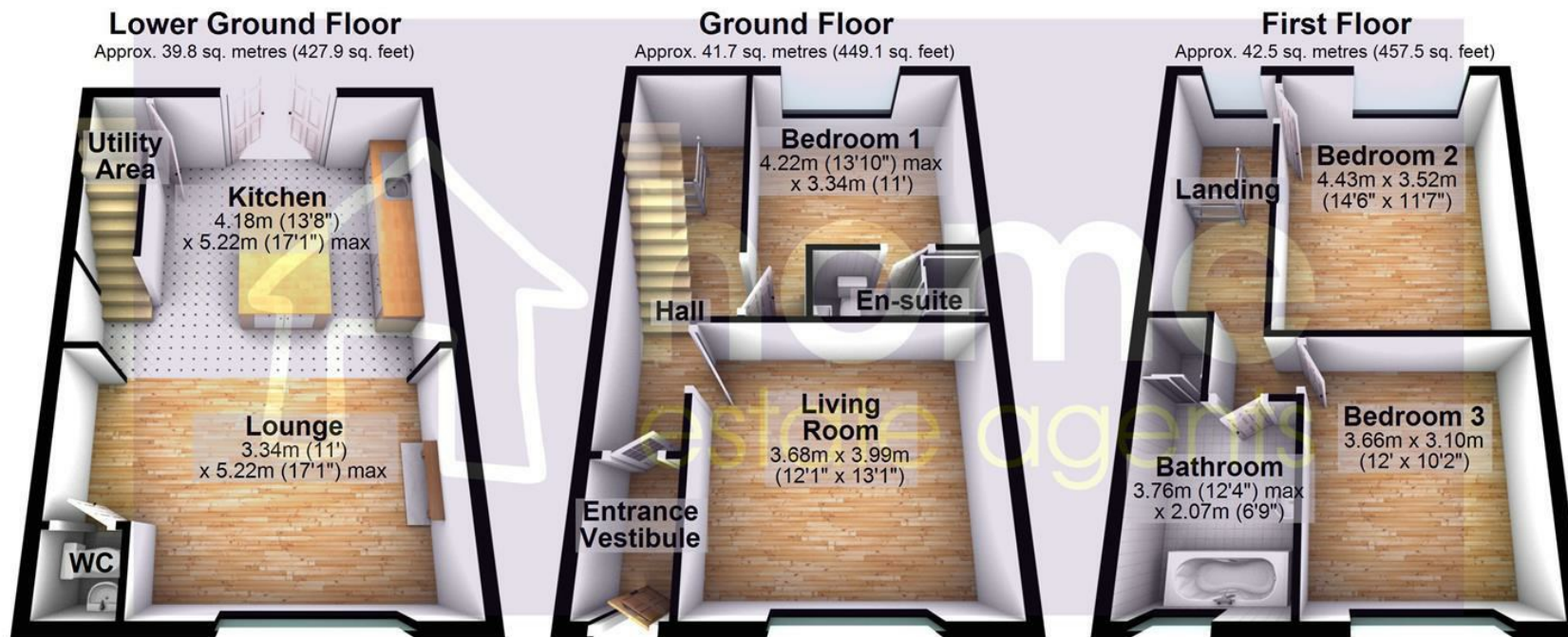
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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. 124.0 sq. metres (1334.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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		
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