



Ridge Hill Lane
Stalybridge, SK15 1DB
Offers over £175,000

This beautifully presented two-bedroom semi-detached home is offered with no vendor chain. Situated in the ever-popular Ridge Hill area of Stalybridge, a location well-regarded for its family-friendly atmosphere and excellent connectivity. Just a short stroll from the scenic Stamford Park and Boating Lake, this property also benefits from being within close proximity to Stalybridge town centre, where a range of shops, cafes, and local amenities can be found. Commuters will appreciate the easy access to both train and bus stations, as well as nearby motorway links, making travel across Greater Manchester and beyond simple and efficient. The area is also home to a selection of well-regarded schools, making it an appealing choice for families with children.

The ground floor accommodation offers a bright and welcoming lounge, perfect for relaxing or entertaining, and a spacious kitchen with direct access to the rear garden. Upstairs, the first floor hosts two generously sized bedrooms and a modern family bathroom. The property is garden-fronted, offering attractive kerb appeal, with a driveway providing ample off-road parking and leading to a detached garage, ideal for storage.

To the rear, the enclosed garden provides a private outdoor retreat, featuring a paved patio area perfect for al fresco dining, alongside a lawn with mature planted shrubs.

This is a fantastic opportunity to acquire a move-in ready home in a desirable location, ideal for first-time buyers, downsizers, or growing families seeking a blend of comfort, convenience, and community. ****Viewing Highly Recommended****.



GROUND FLOOR

Lounge 13'0" x 16'2" (3.97m x 4.93m)

Door to the front, double glazed box window to the front, double glazed window to the side, two radiators, stairs leading up to the first floor open plan to:

Kitchen 7'10" x 16'2" (2.39m x 4.93m)

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, two double glazed windows to rear, radiator, door leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1 9'11" x 14'11" (3.01m x 4.55m)

Double glazed window to front, built-in wardrobe, radiator.

Bedroom 2 9'3" x 8'10" (2.83m x 2.68m)

Double glazed window to rear, radiator.

Bathroom 6'4" x 7'1" (1.93m x 2.15m)

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, heated towel rail.

OUTSIDE

Garden fronted with driveway leading to the detached garage. Enclosed garden to the rear with paved patio area and lawn with mature planted shrubs.

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. 58.3 sq. metres (627.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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