



Groby Street  
Stalybridge, SK15 2NN  
Offers over £299,950

Step inside this simply stunning, deceptively spacious three-bedroom end terrace home that impresses from the very first glance. From the moment you arrive, the property's unique charm and attention to detail are evident. Behind its attractive façade lies a beautifully presented interior that blends contemporary design with timeless character, setting the tone for the high standard of finish found in every room.

The welcoming hallway leads to a cosy lounge where a log burner creates a warm, inviting atmosphere. The open plan layout flows seamlessly into the dining room, ideal for entertaining guests, and continues into the modern kitchen/breakfast room. Here, you'll find stylish cabinetry, ample workspace, and plenty of natural light—making it the heart of the home. A separate utility room provides additional practicality, while a conveniently located WC completes the ground floor.

Downstairs, the property boasts two cellar rooms, offering superb additional space for storage.

Upstairs, you'll discover three generous bedrooms, offering comfortable accommodation for the whole family. The four-piece bathroom is beautifully appointed with contemporary fixtures and fittings, including a walk-in shower and freestanding bathtub, adding a touch of luxury to daily life.

Step outside and you'll find a true haven—the enclosed rear garden is surrounded by mature greenery, offering privacy and a peaceful retreat. There's a dedicated log store, a charming garden room, and an impressive two-storey outhouse at the far end of the garden. This versatile space is currently used as a workshop on the ground floor with a studio above, ideal for creative pursuits.

This is a rare opportunity to own a thoughtfully designed, character-filled property that truly stands out—offering space, style, and the kind of outdoor features that are seldom found in a home of this type. **\*\*Viewing is highly recommended\*\***



## GROUND FLOOR

### Hall

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

**Lounge** 13'4" x 11'3" (4.06m x 3.42m)

Double glazed window to front, feature inglenook fireplace with log burner, open plan to:

**Dining Room** 13'4" x 12'7" (4.07m x 3.84m)

Statement sliding door leading to:

**Kitchen/Breakfast Room** 9'6" x 15'11" (2.90m x 4.86m)

Fitted with a matching range of units with worktop space over, breakfast bar with inset sink and drainer with mixer tap and storage under, space for fridge/freezer, space for cooker, built-in extractor hood, double glazed window to rear, radiator, double glazed patio door leading out to rear, doors leading to:

### WC

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

**Utility** 3'3" x 2'5" (1.00m x 0.73m)

Plumbing for washing machine.

## BASEMENT

**Cellar** 11'11" x 9'3" (3.63m x 2.83m)

**Cellar** 8'3" x 3'6" (2.51m x 1.06m)

## FIRST FLOOR

### Landing

Doors leading to:

**Bedroom 1** 13'9" x 9'6" (4.18m x 2.90m)

Double glazed window to rear, radiator.

**Bedroom 2** 13'4" x 8'6" (4.06m x 2.59m)

Double glazed window to front, radiator.

**Bedroom 3** 9'10" x 7'7" (3.00m x 2.31m)

Double glazed window to front, radiator.

**Bathroom** 9'2" x 8'0" (2.79m x 2.44m)

Four piece suite comprising freestanding bath, vanity wash

hand basin, shower area and low-level WC, double glazed window to side.

## OUTSIDE

Driveway to the side of the property. Enclosed garden to the rear surrounded by mature greenery, paved patio areas, garden room, log store and storage rooms. Two storey versatile outhouse at the end of the garden with workshop and studio to the first floor.

**Workshop** 13'2" x 16'1" (4.01m x 4.89m)

Two double glazed windows to front, stairs leading up to studio, double door to the front.

**Studio** 13'2" x 16'1" (4.01m x 4.89m)

Two double glazed windows to front, double glazed window to side, two double glazed velux windows.

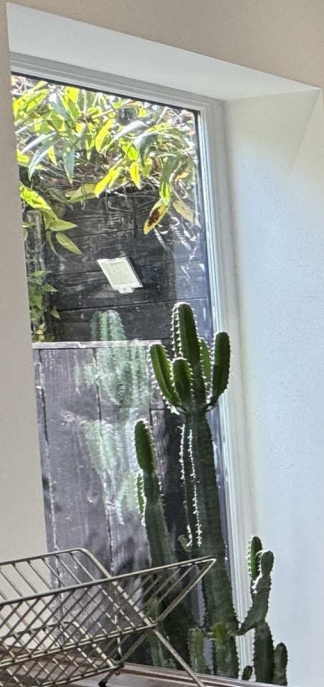
## DISCLAIMER

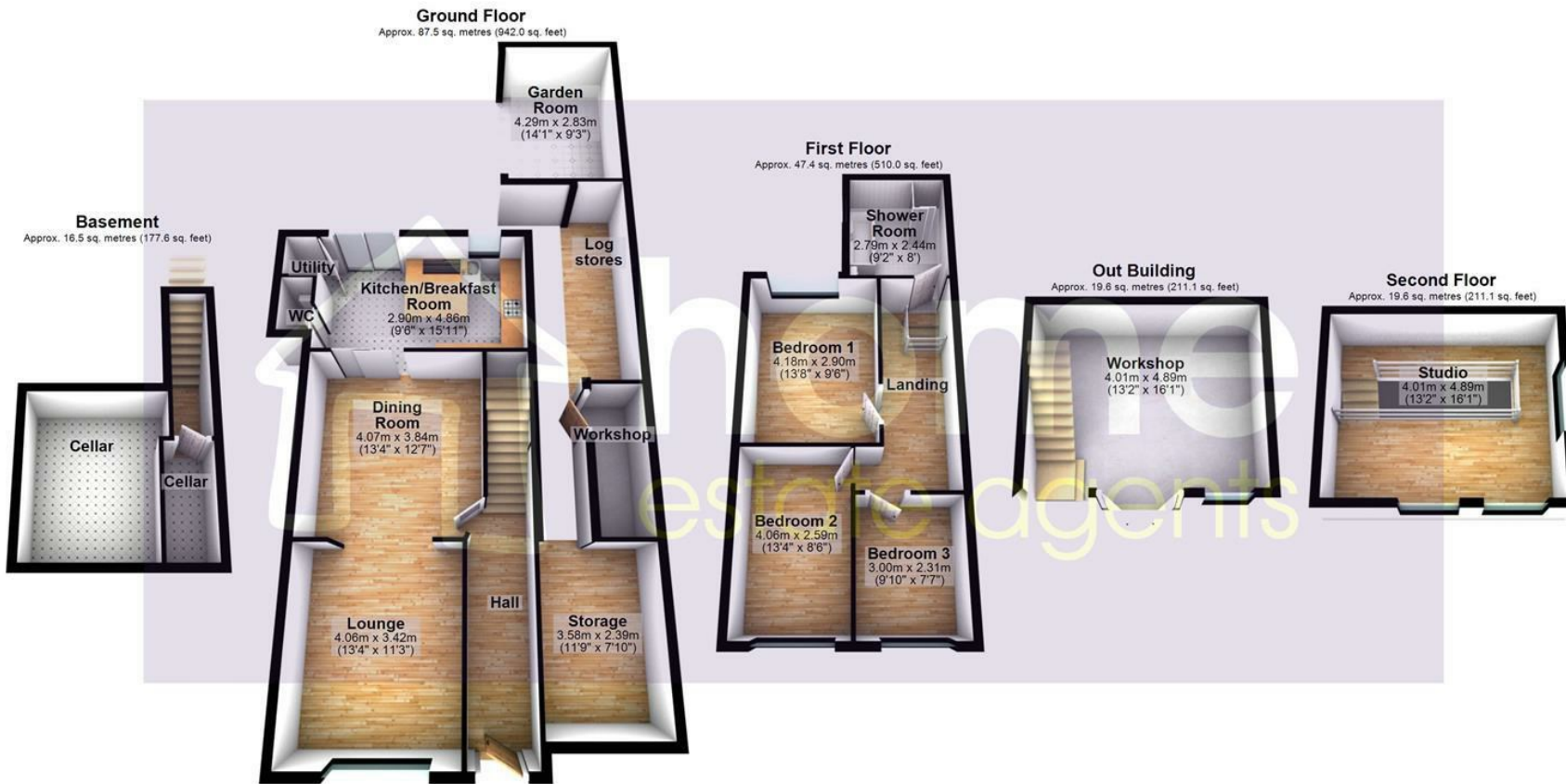
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds.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


[WWW.HOME EA.CO.UK](http://WWW.HOME EA.CO.UK)







Total area: approx. 190.6 sq. metres (2051.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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