



## Buckley Street, Stalybridge, SK15 1TT

**Offers over £365,000**

This delightful three-bedroom home effortlessly combines traditional charm with modern upgrades. Lovingly updated by its current owners, the property retains its original character while offering all the comforts of contemporary living. Immaculately presented throughout, the home exudes warmth and a welcoming atmosphere, ready for you to move in and enjoy from day one.

On the ground floor, the spacious and light-filled living areas immediately capture attention. The open-plan kitchen/diner is a standout feature, boasting modern fixtures and finishes. The kitchen is both functional and stylish, with plenty of space for family cooking and entertaining. Two sets of French doors open directly into the garden, making it easy to enjoy the outdoors. The dining area provides ample room for family meals or hosting guests, while the contemporary design ensures the space remains bright and airy, perfect for modern living.

The lounge, with its dual aspect windows, is a relaxing retreat. Natural light pours in from both sides, creating a bright and inviting space. The focal point of the room is the feature fireplace, complete with a log burner, making this the perfect spot to curl up and unwind after a busy day.

Upstairs, the property offers three good sized bedrooms. The spacious family bathroom is a stylish three-piece suite. In addition, there is a separate three-piece shower room, providing added convenience, especially for busy mornings or when guests are over. The second floor features a versatile loft room that could be adapted to suit a variety of needs.

Outside, the property boasts a driveway and a detached garage, ensuring ample parking and storage. The garden offers a generously-sized space with a paved patio, a well-maintained lawn, and a raised bark area with planted borders ideal for outdoor entertaining or relaxation. This well-presented home offers both practicality and charm, making it the perfect choice for a family home.





## GROUND FLOOR

### Kitchen/Diner

15'0" x 26'1" (4.56m x 7.96m)

Fitted with a range of base and eye level units with worktop space over, inset Belfast sink with mixer tap, matching island unit/breakfast bar, with built-in hob, plumbing for washing machine, space for American style fridge/freezer, built-in eye level double oven, double glazed window to side, radiator, stairs leading to first floor, two sets of double glazed French doors leading out to garden.

### Lounge

15'0" x 20'1" (4.56m x 6.12m)

Double glazed bow window to side, two double glazed windows to front, feature inglenook fireplace with log burner and traditional surround, radiator.

## FIRST FLOOR

### Landing

Radiator, stairs leading to second floor, doors leading to:

### Bedroom 1

15'0" x 11'9" (4.56m x 3.58m)

Double glazed box window to side, feature fireplace, radiator.

### Bedroom 2

6'7" x 15'2" (2.00m x 4.63m)

Double glazed window to front, radiator.

### Bedroom 3

10'8" x 8'0" (3.25m x 2.44m)

Double glazed window to front, radiator.

### Bathroom

9'11" x 10'7" (3.02m x 3.23m)

Three piece suite comprising bath, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to front.

### Shower Room

4'9" x 4'9" (1.44m x 1.45m)

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

## SECOND FLOOR

### Landing

Door leading to:

### Loft Room

9'2" x 9'8" (2.79m x 2.94m)

Double glazed window to side.

## OUTSIDE

Driveway to the front and a detached garage. Enclosed good sized garden area with paved patio, lawn area and a raised bark area with planted borders.

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