



Astley Road, Stalybridge, SK15 1RA

Price £480,000

Nestled on the charming cul de sac just off Astley Road in Stalybridge, this exquisite detached house offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive. The house boasts two inviting reception rooms, providing versatile areas for relaxation and entertainment, whether it be a cosy family gathering or a formal dinner party.

The property features three well-appointed bathrooms, ensuring convenience for all residents and guests. The contemporary design is enhanced by bi folding doors that seamlessly connect the indoor living spaces to the beautifully landscaped garden, creating an inviting atmosphere for outdoor enjoyment.

For those with vehicles, the property offers generous parking. There is a private double drives for two vehicles and a double garage which a rare find that adds to the convenience of this lovely home. Visitor spaces are also available.

Astley Road is situated in a desirable area, providing easy access to local amenities, schools, and transport links, making it an excellent choice for both families and professionals. This stunning home is not just a place to live, but a lifestyle to embrace. Don't miss the opportunity to make this remarkable property your own.



GROUND FLOOR

Cupboard

3'0" x 3'0" (0.91m x 0.91m)

Living Room

24'0" x 13'2" (7.32m x 4.01m)

Bay window to front, two bi-fold doors, door to:

Kitchen/Breakfast Room

27'4" x 20'1" (8.33m x 6.11m)

Stairs, double door, two bi-fold doors, door to:

Double Garage

Up and over door, door to:

WC

Window to side.

FIRST FLOOR

Bedroom 1

13'1" x 10'0" (3.98m x 3.05m)

Window to rear, door to:

En-suite

10'0" x 5'0" (3.04m x 1.52m)

Window to rear, door to:

Bedroom 2

13'1" x 13'10" (3.98m x 4.22m)

Window to rear, door to:

Bedroom 3

10'0" x 13'10" (3.05m x 4.22m)

Window to front, door.

Bedroom 4

10'0" x 14'0" (3.05m x 4.27m)

Window to front, door to:

Family Bathroom

10'0" x 5'0" (3.04m x 1.52m)

Window to rear, door to:

Landing

13'9" x 6'7" (4.18m x 2.00m)

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. 167.9 sq. metres (1807.5 sq. feet)

