



Hawthorn Drive
Stalybridge, SK15 1UE

Offers over £225,000



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This well-positioned three-bedroom property is ideal for anyone looking to make a home their own. Situated in a sought-after residential area of Stalybridge, the property enjoys a convenient setting close to local amenities, schools, and excellent transport links, including nearby bus routes and Stalybridge train station, making it an ideal choice for commuters. Gorse Hall is just a short walk away, offering scenic views, woodland trails and green open space for dog walking, family outings or peaceful relaxation.

The accommodation is well laid out, beginning with a welcoming entrance hall leading into a bright and spacious lounge. The lounge offers ample room for both seating and dining areas and enjoys views over the rear garden with direct access to the outside space. The well-appointed kitchen is fitted with a range of base and wall units and provides ample space for cooking.

Upstairs, the first floor hosts three generous bedrooms, including a spacious main bedroom and two additional rooms ideal for children, guests, or even a home office. The stylish, modern family bathroom features contemporary tiling, a sleek vanity unit, and a shower-over-bath combination, ideal for both families and professionals.

Externally, the front of the property benefits from a neatly maintained lawned garden and a private driveway that leads to a single garage, providing valuable off-road parking and storage. To the rear, the property boasts a good-sized, enclosed tiered garden that is mainly laid to lawn, offering excellent potential for landscaping, play areas, outdoor dining, or simply enjoying the sunshine in a private setting.

This is a wonderful opportunity to acquire a well-located property with excellent potential in a well-regarded area. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Hall

Door to front, radiator, stairs leading to first floor, door to under stairs storage cupboard, doors leading to:

Kitchen 12'1" x 6'11" (3.69m x 2.11m)

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, double glazed window to front, radiator.

Lounge 10'5" x 18'6" (3.17m x 5.63m)

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

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 11'2" x 9'11" (3.41m x 3.03m)

Double glazed window to rear, radiator.

Bedroom 2 14'2" x 8'2" (4.32m x 2.50m)

Double glazed window to rear, radiator, door to storage cupboard.

Bedroom 3 8'8" x 8'9" (2.63m x 2.67m)

Double glazed window to front, radiator, door to storage cupboard.

Bathroom 5'5" x 9'5" (1.65m x 2.87m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to front, heated towel rail.

OUTSIDE

Lawned garden to the front and driveway to leading to the garage. Enclosed tiered garden to the rear mainly laid to lawn.

Garage 18'0" x 8'0" (5.49m x 2.44m)

Up and over door to front, access door to the side.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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		
Not environmentally friendly - higher CO ₂ emissions		
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