



## Chamberlain Road, Stalybridge, SK15 3BR

**Offers in the region of £270,000**

This beautifully presented and extended three bedroom family home enjoys a prime position within a sought-after cul-de-sac in the ever popular area of Heyrod and benefits from stunning countryside views. The location is ideal for those seeking a balance of convenience and lifestyle, with Stalybridge and Mossley town centres close at hand. Excellent commuter links are provided via nearby bus and train stations, with direct routes into Manchester City Centre, making the property perfectly suited for professionals and families alike. Local junior and high schools are within easy reach, while Stamford Park and a wealth of countryside walks are on the doorstep.

Internally, the home offers well-planned and spacious accommodation. A welcoming porch leads into the heart of the property where a generous kitchen and dining room provides the perfect space for family meals and entertaining. The lounge is bright and airy, featuring French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. To the first floor there are three good-sized bedrooms and master bedroom has been tastefully refurbished within the last four years, and the modern shower room has also been fully updated during this time, combining style with practicality.

Externally, the property enjoys excellent kerb appeal with a block-paved driveway providing off-road parking and a raised garden area planted with mature shrubs to the front. The rear garden has been thoughtfully landscaped to provide a private and low-maintenance retreat, complete with a paved patio, artificial lawn, steps leading to a raised decked seating area, and a variety of mature plants and established borders that add colour and character throughout the seasons.

This is a wonderful opportunity to acquire a well-cared-for family home in a desirable location.



## GROUND FLOOR

### Porch

Door to front, door leading to kitchen/dining room, door leading to:

### Entrance Hall

Stairs leading to first floor, door leading to:

### Lounge

19'0" x 11'0" (5.79m x 3.35m)

Double glazed window to front, feature fireplace, two radiators, double glazed French doors opening out to rear garden.

### Kitchen/Dining Room

23'4" x 6'7" (7.10m x 2.00m)

Fitted with a matching range of base and eye level units with worktop space over, inset twin bowl Belfast sink with mixer tap, tiled splashbacks, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, built-in microwave, double glazed windows to front, rear and side, radiator.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

10'0" x 11'0" (3.05m x 3.35m)

Double glazed window to front, radiator.

### Bedroom 2

12'0" x 6'0" (3.66m x 1.83m)

Double glazed window to front, radiator.

### Bedroom 3

8'0" x 7'0" (2.44m x 2.13m)

Double glazed window to rear, radiator.

### Bathroom

5'0" x 6'0" (1.53m x 1.83m)

Three piece suite comprising vanity wash hand basin, walk-in shower area and low-level WC, double glazed window to rear, heated towel rail.

## OUTSIDE

Block paved driveway to the front with raised garden area with mature planted shrubs. Enclosed garden to the rear with paved patio, artificial lawn, mature planted borders and steps leading up to decking seating area.

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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. 72.0 sq. metres (774.5 sq. feet)

