



Stamford Grove, Stalybridge, SK15 1LZ

Price £285,000

This spacious three-bedroom double fronted end terrace property is offered for sale with no vendor chain and is situated in a highly sought-after residential area of Stalybridge, just a short stroll from the beautiful Stamford Park and within easy reach of a wide range of local amenities, shops, and excellent transport links, including nearby bus routes, train stations, and convenient access to the M67 motorway. The property also benefits from being within walking distance of the highly regarded West Hill School, making it an excellent choice for families.

On entering, a welcoming porch leads into a generously sized living room, offering a comfortable space for relaxation. The kitchen is complete with a useful pantry, while the second reception room enjoys patio doors that open directly onto the rear garden, creating an ideal setting for family gatherings and entertaining. The layout provides plenty of flexibility to suit individual needs.

To the first floor, there are three well-proportioned double bedrooms, including one with an en-suite shower room, together with a spacious family bathroom. All of which offer excellent potential to create a stylish and comfortable family home.

Externally, the property is garden fronted and boasts an enclosed paved rear garden with an artificial lawn area providing a low-maintenance yet private outdoor space to enjoy. With its generous proportions and highly desirable location, this property is ideal for someone looking to put their own stamp on a home, while offering the size and layout perfectly suited to the growing family. The property further benefits from a detached garage to the rear, offering both secure parking and additional storage.



GROUND FLOOR

Porch

Door to front, door leading to:

Entrance Hall

Stairs leading to first floor, doors leading to:

Living Room

16'0" x 11'0" (4.88m x 3.35m)

Double glazed bay window to front, feature fireplace with inset fire, radiator, door leading to:

Kitchen

10'0" x 14'0" (3.05m x 4.26m)

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, two double glazed windows to rear, open plan to pantry, door leading out to rear garden.

Reception 2

20'0" x 9'1" (6.10m x 2.77m)

Double glazed bay window to front, feature fireplace with fire, radiator, double glazed sliding patio door opening to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

15'0" x 9'1" (4.57m x 2.77m)

Double glazed window to front, radiator, fitted wardrobes, open plan to:

En-suite Shower Room

4'0" x 8'10" (1.22m x 2.70m)

Three piece suite comprising tiled shower enclosure, wash hand basin and low-level WC, double glazed window to rear, radiator.

Bedroom 2

9'0" x 15'0" (2.74m x 4.57m)

Double glazed window to front, radiator, fitted wardrobes.

Bedroom 3

18'0" x 9'0" (5.49m x 2.74m)

Double glazed window to rear, radiator, fitted wardrobes, access to fully boarded loft with electric.

Bathroom

13'0" x 5'8" (3.97m x 1.73m)

Four piece suite comprising bath with shower over, pedestal

wash hand basin, bidet and low-level WC, double glazed window to rear, radiator, fitted drawers and cupboards, heated towel rail.

OUTSIDE

Garden fronted with gated access. Enclosed paved garden to the rear with artificial lawn area and gated access. Detached garage to the rear with roller shutter door.

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. 109.3 sq. metres (1176.5 sq. feet)

