



Warblin Way, Stalybridge, SK15 1FG

70% Shared ownership £195,000

This beautifully presented three-bedroom family home, offered on a 70% shared ownership basis, is set within a highly desirable area of Stalybridge. Perfectly positioned, it provides easy access to well-regarded schools, local amenities, and excellent transport links, while also being just a short distance from scenic woodland and lake walks. Stamford Park and Cheetham Park are close by, offering ideal settings for family outings and leisure time.

Designed with first-time buyers and growing families in mind, the property is tastefully decorated throughout and ready to move straight into. The welcoming entrance hall leads to a convenient downstairs WC before opening into a comfortable lounge that flows through to the dining area. French doors here create a light and airy feel, connecting the home seamlessly to the enclosed rear garden. The dining space adjoins a modern fitted kitchen, making it perfectly suited to both everyday family living and entertaining guests.

The first floor hosts three well-proportioned bedrooms, with the main bedroom enjoying the luxury of its own en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, completing the accommodation.

Externally, the property features a driveway at the front providing off-road parking, while the landscaped rear garden is designed for low maintenance, with a paved seating area and artificial lawn ensuring a green outlook all year round. Offering a wonderful balance of comfort, style, and practicality, this attractive home is an excellent opportunity in a sought-after location.

****Any prospective purchaser needs to be eligible for shared ownership and approved by Onward Homes please look at Gov.co.uk for criteria****



GROUND FLOOR

Entrance Hall

Door to front, radiator, doors leading to:

Cloakroom

Two piece suite comprising, pedestal wash hand basin and low-level WC, radiator, double glazed window to front,

Lounge

17'0" x 16'1" (5.18m x 4.89m)

Double glazed window to front, two radiators, stairs leading to first floor, door to storage cupboard, open plan to:

Dining Room

9'6" x 7'5" (2.90m x 2.25m)

Radiator, double glazed French doors opening out to rear garden, open plan to:

Kitchen

9'6" x 8'4" (2.90m x 2.54m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, built-in oven, built-in hob with extractor hood over, double glazed window to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

12'2" x 8'11" (3.71m x 2.71m)

Double glazed window to front, radiator, door leading to:

En-suite Shower Room

Three piece suite comprising tiled shower enclosure, wash hand basin and low-level WC, heated towel rail.

Bedroom 2

11'11" x 8'11" (3.64m x 2.71m)

Double glazed window to rear, radiator.

Bedroom 3

8'8" x 6'10" (2.64m x 2.09m)

Double glazed window to rear, radiator.

Bathroom

6'3" x 6'10" (1.91m x 2.09m)

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

OUTSIDE

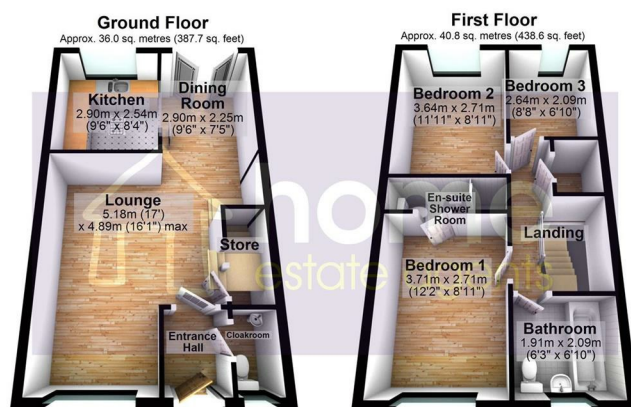
Driveway to the front. Enclosed landscaped garden to the rear with good sized paved patio area and artificial lawn.

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. 76.8 sq. metres (826.4 sq. feet)

