



Lapwing Close, Stalybridge, SK15 1HP

Offers over £465,000

This impressive four-bedroom individual detached family home offers generous, versatile living space throughout and is perfectly positioned in a peaceful cul-de-sac within a highly sought-after residential area. The location provides the ideal balance of tranquillity and convenience, with easy access to scenic countryside walks, popular local amenities and well-regarded schools, making it an excellent choice for a growing family.

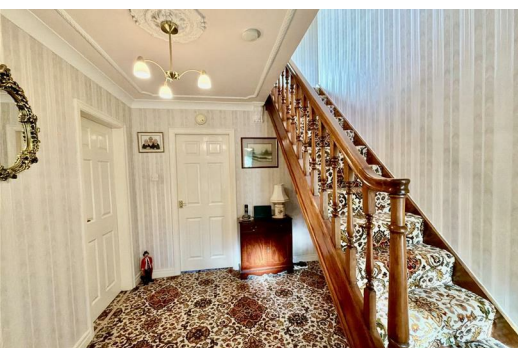
The property is approached via a particularly spacious driveway providing ample off-road parking for multiple vehicles, leading to a double garage and a charming arched porch and a neat lawned garden that sets a welcoming first impression.

Upon entering, the ground floor unfolds into well-presented and thoughtfully arranged accommodation, including a bright and inviting lounge featuring a bow window to the front and patio doors to the rear, filling the room with natural light and offering seamless access to the garden. A separate dining room provides an ideal space for family meals and entertaining, while the well-appointed kitchen offers plenty of worktop and storage space. Completing the ground floor is a useful cloakroom, adding further practicality to the layout.

To the first floor, the home continues to impress with four well-proportioned bedrooms, each offering comfortable accommodation for family members or guests. The modern four-piece family bathroom features a bath, separate shower and contemporary fittings.

Outside, the enclosed rear garden enjoys a good degree of privacy and is mainly laid to lawn, providing a safe and spacious area for children to play. A paved patio area creates the perfect spot for outdoor dining, summer gatherings and relaxation.

Overall, this superb family home combines space, style and an enviable location, offering an excellent opportunity for those looking to settle in a desirable and well-connected area.



GROUND FLOOR

Hall

Door to front, radiator, stairs leading to first floor, doors leading to:

Cloakroom

Two piece suite comprising, vanity wash hand basin and low-level WC, tiled walls, radiator, double glazed window to front.

Lounge

21'10" x 14'8" (6.65m x 4.47m)

Double glazed bow window to front, feature fireplace with inset fire, two radiators, double glazed sliding patio door opening out to rear garden, double doors leading to:

Dining Room

10'7" x 11'7" (3.23m x 3.54m)

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

Kitchen

10'7" x 11'10" (3.23m x 3.61m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with taps, tiled splashbacks, plumbing for dishwasher, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading out to side.

FIRST FLOOR

Landing

Radiator, double glazed window to front, doors leading to:

Bedroom 1

12'9" x 15'6" (3.89m x 4.72m)

Double glazed window to rear, radiator, fitted wardrobes and over-bed storage.

Bedroom 2

10'6" x 14'4" (3.20m x 4.36m)

Double glazed window to front, radiator, fitted wardrobes and over-bed storage.

Bedroom 3

8'9" x 15'6" (2.66m x 4.72m)

Double glazed window to front, radiator, wardrobe.

Bedroom 4

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

Double glazed window to rear, radiator, access to loft area.

Bathroom

7'3" x 12'0" (2.21m x 3.66m)

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

OUTSIDE

Lawned garden and spacious Driveway to the front leading to the double garage. Enclosed good sized garden to the rear mainly laid to lawn and paved patio area.

Garage

20'6" x 14'0" (6.25m x 4.27m)

Double garage with up and over door to the front, plumbing for washing machine, space for fridge/freezer, access to loft area.

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.

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Total area: approx. 172.7 sq. metres (1859.0 sq. feet)

