



Fistral Crescent
Stalybridge, SK15 3HN

Offers over £217,000

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Home Estate Agents are pleased to offer for sale this well presented THREE bedroom semi detached property. Situated on a popular cul de sac in a sought after area of Stalybridge benefiting from stunning countryside views to the rear. The property offers good sized living space, ideal for the growing family. Located close to local schools, amenities and transport links. ** Viewing highly recommended **.

In brief the accommodation comprises: Entrance vestibule, lounge open plan to kitchen/diner to the ground floor. Three bedrooms and bathroom to the first floor. Garden to front with hedged borders. Enclosed garden to rear with decked and stone area with garden shed, gate to rear. Parking to the rear of the property.

GROUND FLOOR

Entrance Vestibule

Door to front, door to:

Lounge 14'9" x 15'5" (4.50m x 4.69m)

Double glazed bow window to front, feature wall mounted fireplace with inset fire, radiator, stairs to first floor, open plan to:

Kitchen/Diner 8'9" x 15'5" (2.66m x 4.69m)

Double glazed window to rear, fitted with a range of wall and base units with work surface over, inset sink and drainer with mixer tap, tiled splashbacks, built in oven and hob with extractor over, space for fridge/ freezer, plumbing for washing machine, feature wall, tiled floor, radiator, door to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, doors to:

Bedroom 1 11'0" x 8'7" (3.35m x 2.61m)

Double glazed window to front, built in mirrored wardrobe with sliding door, laminate flooring, radiator.

Bedroom 2 11'5" x 9'3" (3.48m x 2.83m)

Double glazed window to rear, laminate flooring, radiator.

Bedroom 3 7'10" x 6'6" (2.39m x 1.98m)

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, fitted with a three piece suite comprising panelled bath with shower over, vanity wash hand basin and low level WC, tiled walls, laminate flooring, clad ceiling with inset downlights, chrome towel radiator.

OUTSIDE

Garden to front with hedged borders. Enclosed garden to rear with decked and stone area with garden shed, gate to rear. Parking to the rear of the property.

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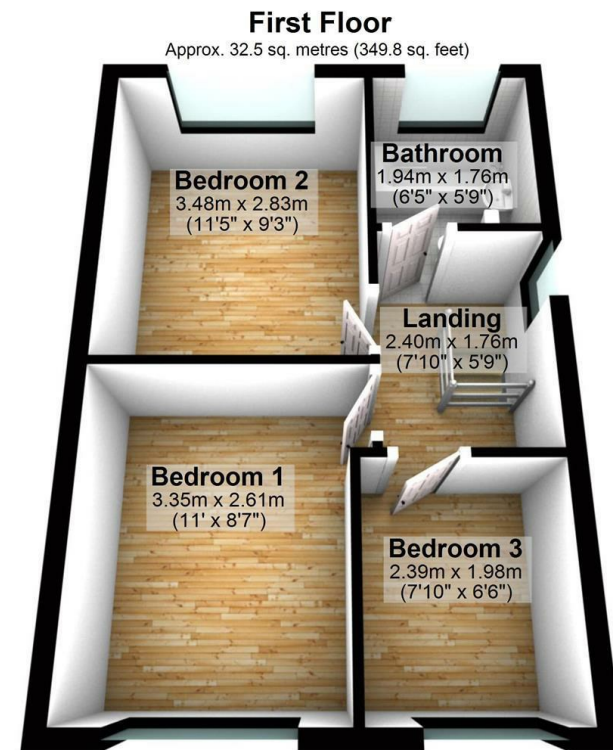
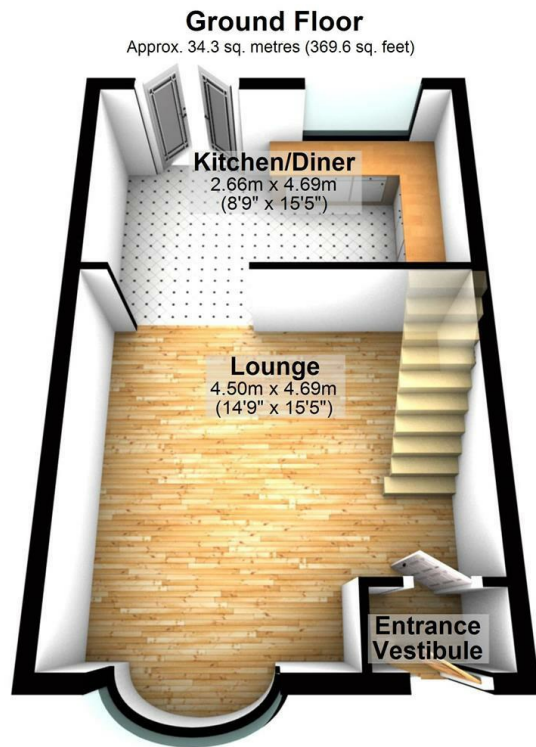
DISCLAIMER

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/herself 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.





Total area: approx. 66.8 sq. metres (719.4 sq. feet)

