



Fox Hill Drive  
Stalybridge, SK15 2RP

Offers in the region of £450,000

## Fox Hill Drive, Stalybridge, SK15 2RP

Home Estate Agents are pleased to offer for sale this FOUR bedroom detached property. Offering spacious living accommodation this property is the ideal family home and also benefits from surrounding countryside views. \*\* NO VENDOR CHAIN \*\* Located in a sought after cul de sac location in Stalybridge, close to local schools, Cheetham Park, amenities and transport links. \*\* Viewing recommended \*\*.

In brief the accommodation comprises: Entrance hallway, downstairs shower room, lounge, dining room, conservatory, kitchen/breakfast room and utility room to the ground floor. Four bedrooms and family bathroom to the first floor. Lawned garden to front with paved driveway to front leading to garage. Gate to side leading to rear garden. Enclosed garden to rear with paved patio, mature lawn and shrub borders.

### GROUND FLOOR

#### Hallway

Door to front, stairs to first floor, door to understairs storage cupboard, radiator, doors to kitchen/breakfast room, open to:

#### Shower Room

Double glazed window to rear, fitted with an enclosed shower cubicle, vanity wash hand basin and low level WC, tiled walls, clad ceiling with inset ceiling downlights, radiator.

#### Lounge 19'11" x 12'5" (6.06m x 3.79m)

Double glazed bow window to front, feature fireplace and surround with inset fire, radiator, patio doors to:

#### Conservatory 7'1" x 12'5" (2.18m x 3.79m)

Brick built base, double glazed windows to side and rear, laminate flooring, door to rear garden.

#### Dining Room 10'0" x 9'9" (3.05m x 2.96m)

Double glazed window to front, open plan, door to:

#### Kitchen/Breakfast Room 14'3" x 9'9" (4.34m x 2.96m)

Double glazed window to rear, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, built in double oven, built in hob with extractor over, door to:

#### Utility Room 6'2" x 7'9" (1.88m x 2.36m)

Double glazed window to rear, space for washing machine, door to rear garden.

#### WC

Double glazed window to rear, fitted with a wash hand basin and low level WC.

### FIRST FLOOR

#### Landing

Double glazed window to rear, radiator, doors to:

#### Master Bedroom 10'11" x 11'6" (3.32m x 3.51m)

Double glazed window to front, radiator.

#### Bedroom 2 9'10" x 9'7" (3.00m x 2.92m)

Double glazed window to front, radiator.

#### Bedroom 3 8'8" x 7'7" (2.64m x 2.32m)

Double glazed window to rear, radiator.

#### Bedroom 4 10'6" x 12'6" (3.20m x 3.81m)

Double glazed window to rear, radiator.

#### Bathroom

Double glazed window to front, fitted with a three piece suite comprising panelled bath, wash hand basin and low level WC.

### OUTSIDE

Lawned garden to front with paved driveway to front leading to garage. Gate to side leading to rear garden. Enclosed garden to rear with paved patio, mature lawn and shrub borders.

#### Garage 13'7" x 14'9" (4.16m x 4.52m)

Up an over door to front, double glazed window to rear.

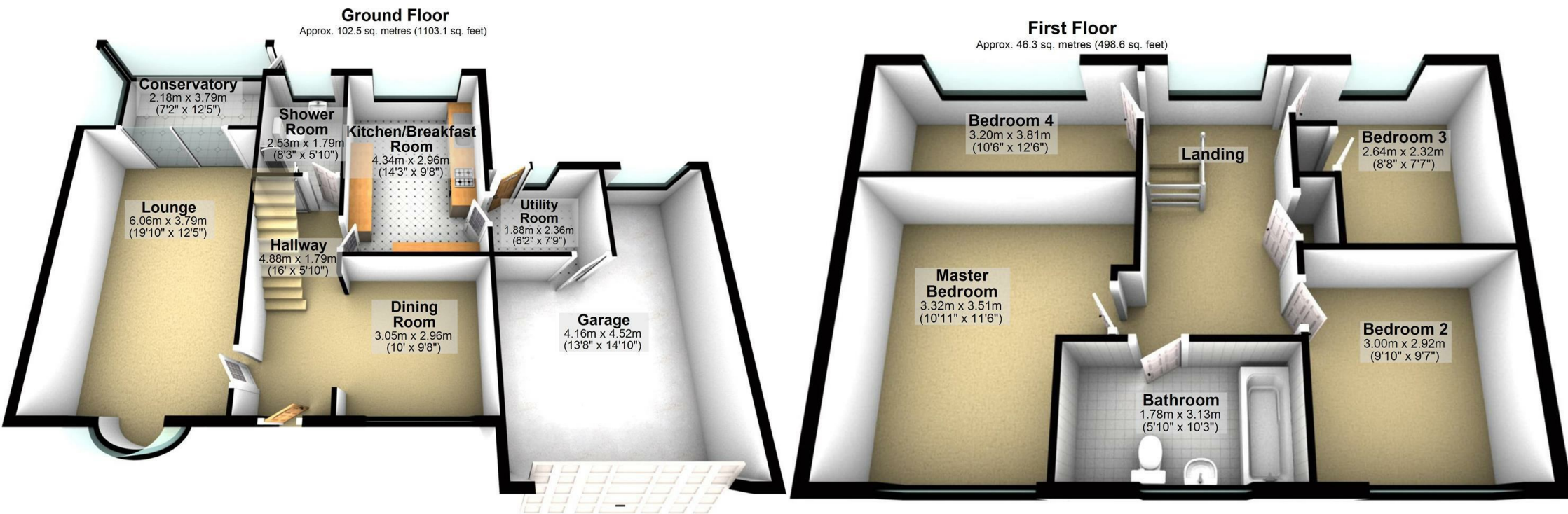
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Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose 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.





Total area: approx. 148.8 sq. metres (1601.7 sq. feet)

