



Bower Grove
Stalybridge, SK15 2PA

Offers over £195,000

Positioned in an elevated setting with stunning rolling hill views to the front, this two-bedroom semi-detached home offers a fantastic opportunity for first-time buyers or growing families. Tucked away on a peaceful cul-de-sac, it provides a perfect balance of tranquility and convenience, being just a short distance from Stalybridge town centre with its excellent range of amenities, shops, and transport links. For those who love the outdoors, Stalybridge Country Park and Cheetham Park are nearby, offering scenic walking trails and green open spaces.

The property has been thoughtfully extended to enhance both living and dining space, making it ideal for modern family life. The ground floor features a welcoming entrance hall, a cosy yet spacious lounge perfect for relaxation, a stylish and extended kitchen/diner with ample room for cooking and entertaining, and a bright conservatory that provides an additional seating area. Upstairs, there are two well-proportioned double bedrooms, both offering comfortable living space, and a family bathroom.

Outside, steps lead up to the property, adding to its elevated charm. The spacious garden wraps around the rear and side, primarily laid to lawn with a gravelled area, offering a versatile outdoor space perfect for gardening, entertaining, or simply unwinding while taking in the surrounding views. With its combination of stunning scenery, excellent location, and well-designed living space, this home is not to be missed. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to front, stairs leading to first floor, door leading to:

Lounge 13'4" x 12'2" (4.06m x 3.70m)

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

Kitchen/Diner 8'0" x 23'4" (2.44m x 7.11m)

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 with extractor hood over, two double glazed windows to rear, double glazed window to side, radiator, door leading to:

Conservatory 8'8" x 6'7" (2.64m x 2.01m)

Double glazed windows to sides, door leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 10'6" x 12'6" (3.21m x 3.81m)

Double glazed window to front, radiator, built-in wardrobe.

Bedroom 2 9'10" x 9'6" (2.99m x 2.89m)

Double glazed window to rear, radiator.

Bathroom 6'11" x 5'6" (2.12m x 1.67m)

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

OUTSIDE

Steps leading up to the property at the front. Enclosed garden to the rear and side mainly laid to lawn with gravelled 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

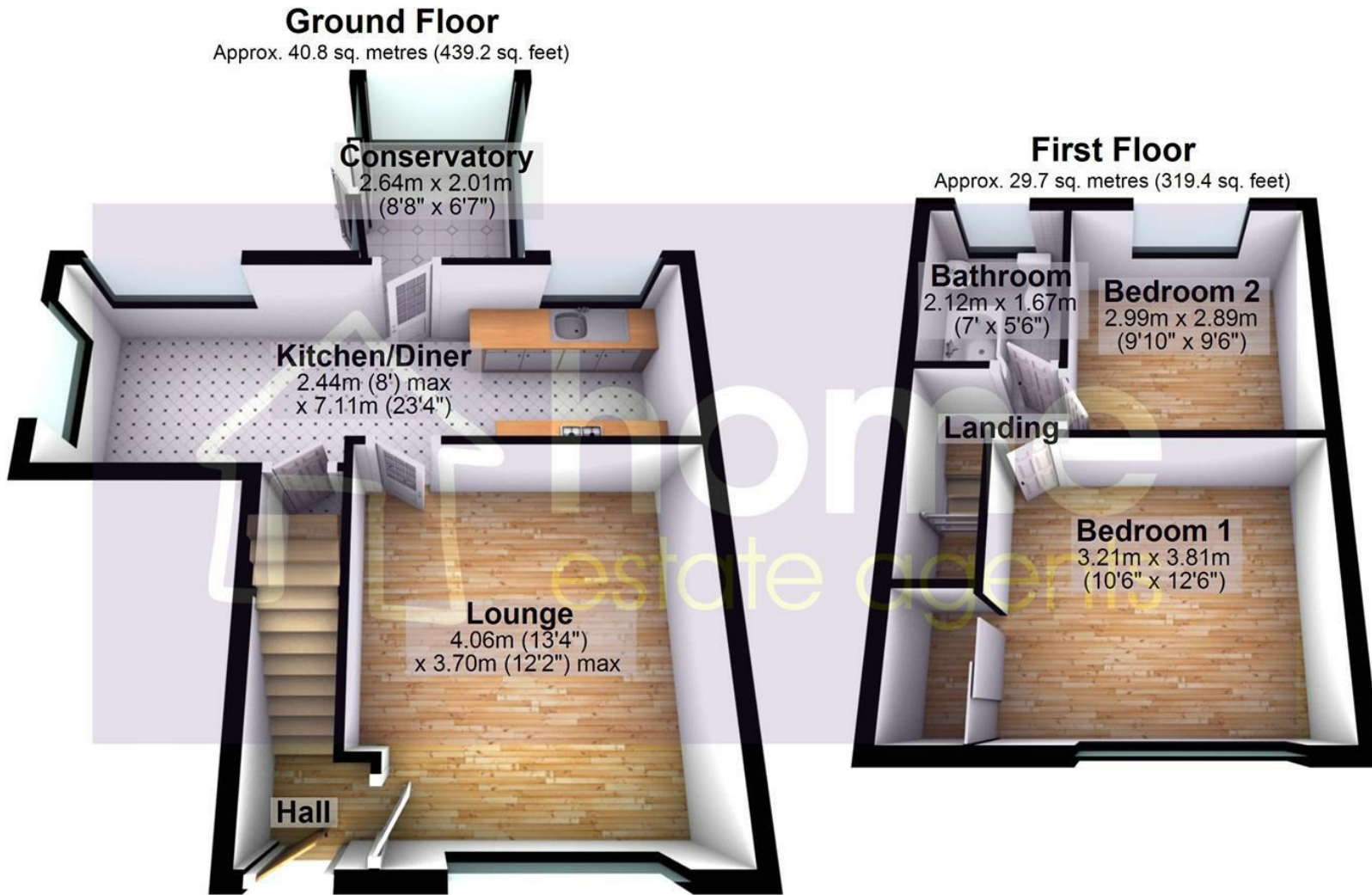
measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC