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Staley Hall Road

Stalybridge, SK15 3DT

Offers Over £285,000



An immaculately presented three bedroom semi detached family home tastefully modernised and ready to move into. Situated on the ever popular Staley Hall Road in Stalybridge, close to local amenities and leisure facilities, as well as being a short walking distance to Copley Academy and excellent transport links. The surrounding area boasts green spaces, nearby parks, Stalybridge Country Park, walking and cycling routes, perfect for those who appreciate outdoor activities. With its unique features and excellent location, this property embodies a perfect blend of comfort and convenience.

In brief the well proportioned accommodation comprises;

Entrance porch, generous lounge with large window that allows for plenty of natural light, laminate flooring, a double radiator and charming fireplace. Access to the cloakroom, utility, back garden and garage is accessed from a separate internal door from the lounge. There is understairs storage and gas/electric meters. The kitchen is at the rear with space for dining and the double UPVC patio doors lead into the impressively large Orangery which can now be enjoyed all year round.

To the first floor there are two double size bedrooms and a third is a comfortable single suitable for a child, nursery or even a home office, and a modern family bathroom with underfloor heating.

To the front of the property there is a block paved driveway offering parking for several cars and also benefits from off-road parking both of which are at a premium on this estate, and two low maintenance borders.



PORCH
The porch benefits from UPVC door and two glazed panels.

LIVING ROOM 16'3" x 14'5" (4.95 x 4.39)
Spacious family lounge with modern stylish wall panelling. Laminate flooring. UPVC double glazed window to front elevation. Understairs storage and gas/electric meters. Radiator.

KITCHEN 8'0" x 14'5" (2.44 x 4.39)
A range of base and wall units with complementary work tops and tiled splash backs. Tiled floor. Large white ceramic sink with mixer tap. Double electric oven and gas hob with extractor above. Space for dishwasher and washing machine. UPVC double glazed window and double patio doors to Orangery. Radiator.

ORANGERY 12'5" x 14'5" (3.78 x 4.39)
Half brick and UPVC double glazed windows, Radiator. This room has benefited recently from having a fully insulated and Tapco slate roof with spotlights making it perfect for all year round use.

CLOAKROOM
White w.c. and wash basin incorporating storage unit. Tiled floor. Radiator.

UTILITY ROOM
Housing the recently serviced combi boiler and outside tap. Wall mounted storage system and electric socket.

MASTER BEDROOM 14'6" x 8'9" (4.42 x 2.67)
Recently re-decorated. UPVC double glazed window to front elevation. Built in wardrobes and under window built in drawers. Spot lights. Radiator.

BEDROOM 2 10'6" x 8'8" (3.2 x 2.64)
Recently re-decorated. UPVC double glazed window to rear elevation. Built in wardrobes, drawers and dressing table/desk top. Spot lights. Radiator.

BEDROOM 3 9'2" x 6'0" (2.79 x 1.83)
Recently re-decorated. UPVC double glazed window to front elevation. Storage cupboard. Radiator. Spotlights.

BATHROOM 6'9" x 6'0" (2.06 x 1.83)
Contemporary fully tiled bathroom with three piece suite including; low level w.c. and wash basin, wall mounted vanity unit, large L shaped bath with overhead shower. UPVC double glazed window to rear elevation. Spotlights. Underfloor heating. Radiator.

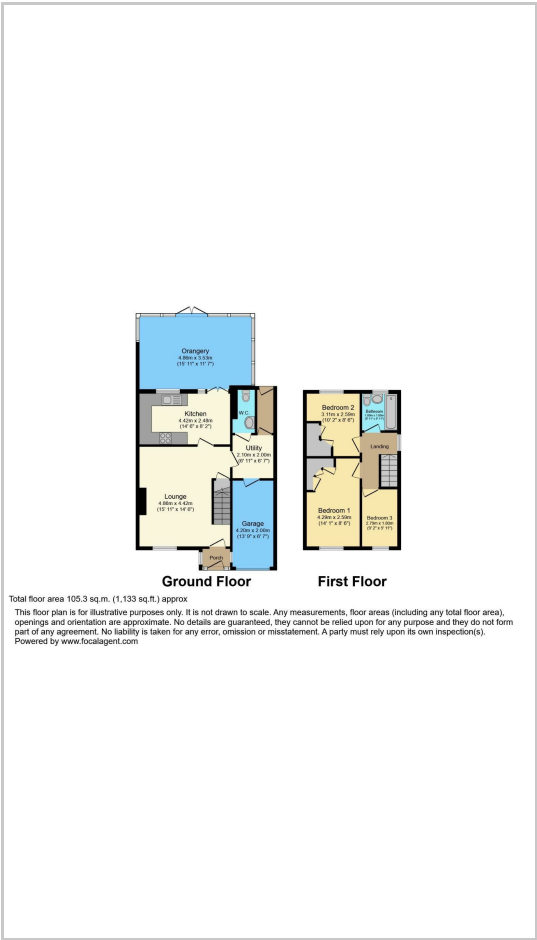
GARAGE 9'11" x 8'6" (3.02 x 2.59)
Electric sockets and timer for garage soffit downlights.

EXTERIOR
The front of the property benefits from block paved driveway. At the rear of the property is a paved with Indian slate area and artificial lawn.

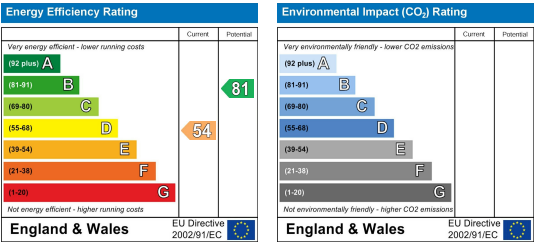
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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