home estate agents

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Coniston Drive, Stalybridge, SK15 1EE

Offers over £190,000

Situated within a popular residential area, this well-presented three-bedroom end-terraced property offers an excellent opportunity for first-time buyers, young families or those looking for a comfortable home with good access to local amenities and transport links.
The property is ideally positioned close to a range of well-regarded local schools, everyday amenities and excellent transport connections. Stalybridge town centre is also within easy reach, offering a wider selection of shops, cafés, bars and recreational facilities, while the town's bus and train stations provide excellent commuter links to surrounding areas and Manchester. Stamford Park is also within easy reach, providing an attractive green space with open parkland and recreational facilities.

The accommodation briefly comprises an entrance hall leading into a comfortable lounge, with a kitchen/diner providing a practical and sociable space for everyday family life and entertaining. To the first floor are three well-proportioned bedrooms together with a modern family bathroom.
Externally, the property benefits from a low-maintenance paved and decorative stone front garden, while a paved area extends to the side of the property and continues through to the rear. The rear garden features a lawned section, providing useful outdoor space for families, together with a brick-built store offering valuable additional storage.

Offering well-proportioned accommodation, outside space and a convenient location, this is an ideal home for those looking to take their first step onto the property ladder or for a growing family seeking easy access to local amenities, schools and transport links.







GROUND FLOOR

Hall
10'1" x 3'11" (3.08m x 1.19m)
Door to front, stairs leading to first floor, door leading to:

Lounge
15'4" x 15'1" (4.68m x 4.61m)
Double glazed window to front, radiator, open to:

Kitchen/Diner
8'4" x 15'1" (2.54m x 4.61m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, two double glazed windows to rear, radiator, door leading out to rear garden.

FIRST FLOOR

Landing
Access to loft which is boarded with pull down steps

Bedroom 1
15'5" x 8'8" (4.70m x 2.64m)
Double glazed window to front, radiator.

Bedroom 2
8'5" x 8'8" (2.56m x 2.64m)
Double glazed window to rear, radiator.

Bedroom 3
10'7" x 6'4" (3.23m x 1.93m)
Double glazed window to front, radiator.

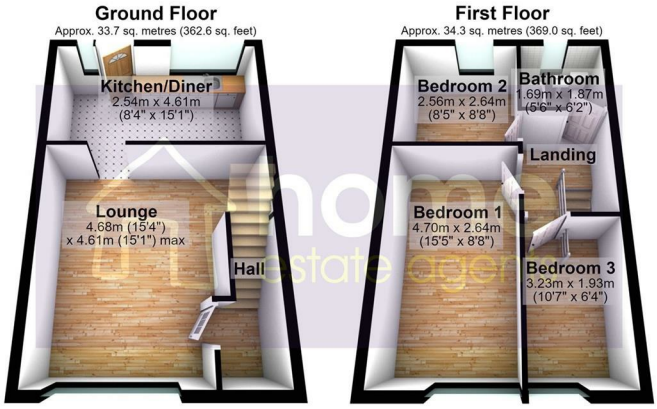
Bathroom
5'7" x 6'2" (1.69m x 1.87m)
Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, double glazed window to rear, heated towel rail.

OUTSIDE
Low maintenance decorative stone garden to the front. Paved patio area leading down the side to the rear with lawned area and brick built outbuilding. On street parking

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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Total area: approx. 68.0 sq. metres (731.7 sq. feet)







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