



Brushes Road, Stalybridge, SK15 3EF

Offers over £215,000

Set within a desirable and peaceful cul-de-sac in a popular area of Stalybridge, this attractive two bedroom property presents an excellent opportunity to acquire a stylish and well-positioned home. Offering a particularly appealing combination of comfortable accommodation, attractive outdoor space and convenient access to local amenities, the property is ideally suited to first time buyers, downsizers or those seeking a low-maintenance home in a well-connected location.

The property is ideally placed for a range of local amenities, including shops, well-regarded schools and excellent transport links, providing convenient access to neighbouring towns and Manchester. For those who enjoy the outdoors, Walkerwood Reservoir is within walking distance, while the scenic surroundings of Stalybridge Country Park are also within easy reach, providing an abundance of opportunities for countryside walks and enjoying the surrounding landscape.

The accommodation briefly comprises an entrance vestibule leading into a comfortable lounge, with the fitted kitchen positioned to the rear of the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a lawned garden area and driveway to the front, providing off-road parking, while to the rear is a private enclosed garden designed for easy outdoor enjoyment, featuring a paved patio, lawned area and raised decked seating area.

A beautifully positioned home offering a combination of practical living space, private gardens and excellent access to both everyday amenities and open countryside, making this an appealing choice for a range of buyers.



GROUND FLOOR

Entrance Vestibule

2'10" x 3'11" (0.86m x 1.20m)

Door to front, door leading to:

Lounge

14'7" x 11'11" (4.45m x 3.63m)

Double glazed window to front, radiator, stairs leading to first floor, door leading to:

Kitchen

10'3" x 11'11" (3.12m x 3.63m)

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 oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading out to rear.

FIRST FLOOR

Landing

6'7" x 9'1" (2.00m x 2.76m)

Doors leading to:

Bedroom 1

10'11" x 11'11" (3.34m x 3.63m)

Double glazed window to front, radiator, door to storage cupboard.

Bedroom 2

10'0" x 8'7" (3.05m x 2.62m)

Double glazed window to rear, radiator.

Bathroom

7'5" x 4'7" (2.26m x 1.39m)

Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Driveway to the front of the property. Enclosed garden to the rear with paved patio, lawn and decked seating 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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Total area: approx. 57.0 sq. metres (613.1 sq. feet)

