



## Wakefield Road, Stalybridge, SK15 3BY

### Offers in the region of £240,000

\*\*\*\* NO CHAIN \*\*\*\* Cosmetic improvement required & reflected in the price \*\*\*

Situated in the ever-popular Heyrod Village, this three-bedroom semi-detached home offers a fantastic blend of space, versatility, and convenience. Perfectly positioned close to a range of local amenities, excellent transport links, and beautiful open countryside, it provides the best of both worlds — convenience and tranquillity. With Stalybridge town centre and train station just a short distance away and plenty of scenic walks nearby, this location is ideal for both families and commuters.

Offered for sale with no vendor chain, the accommodation is set over four levels and provides excellent flexibility for a variety of lifestyles. The ground floor features a welcoming entrance hallway leading to a bright lounge, perfect for relaxing evenings. The kitchen offers ample storage and workspace, complemented by a useful utility room providing further practicality for everyday living.

To the first floor are three well-proportioned bedrooms and a contemporary shower room fitted with a stylish walk-in shower. The second floor reveals a fantastic loft room with direct access to a private balcony, enjoying far-reaching views across the surrounding area.

The basement level hosts a workshop, providing great potential for those in need of a workspace, studio, or additional storage. Externally, the property enjoys a gated front entrance, an additional side entrance with a store room, and access to two garden rooms, offering excellent versatility for use as home offices, studios, or relaxing garden retreats. To the rear is an enclosed paved garden, providing a private, outdoor space ideal for unwinding.

Combining generous accommodation, stunning views, and a desirable village setting, this unique home must be viewed to be fully appreciated.



## GROUND FLOOR

### Hall

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

### Lounge

14'9" x 18'9" (4.49m x 5.72m)

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

### Kitchen

10'7" x 13'7" (3.22m x 4.13m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated fridge/freezer, built-in oven, built-in hob with extractor hood over, built-in microwave, radiator, double glazed sliding patio door leading out to rear, door leading to:

### Utility

4'9" x 4'11" (1.45m x 1.49m)

Double glazed window to rear, plumbing for washing machine.

## FIRST FLOOR

### Landing

5'10" x 7'4" (1.78m x 2.23m)

Stairs leading to second floor, doors leading to:

### Master Bedroom

16'1" x 11'9" (4.89m x 3.57m)

Double glazed windows to rear, radiator.

### Bedroom 2

9'3" x 11'0" (2.83m x 3.35m)

Double glazed bay window to front, radiator.

### Bedroom 3

6'1" x 7'4" (1.85m x 2.23m)

Double glazed window to front, radiator.

### Shower Room

13'1" x 6'6" (3.98m x 1.98m)

Three piece suite comprising walk-in shower area, wall mounted wash hand basin and low-level WC, tiled walls, tiled floor, heated towel rail, double glazed window to rear.

## SECOND FLOOR

### Loft Room

12'6" x 14'2" (3.81m x 4.32m)

Double glazed window to rear, door leading out to balcony with far reaching views.

## BASEMENT

### Hall

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

### Workshop

12'5" x 21'4" (3.79m x 6.50m)

Door leading to boiler room.

## OUTSIDE

Gated entrance to the front with paved forecourt garden to the front. Enclosed paved garden to the rear.

### Side entrance / Store Room

Door to front, door leading to:

### Garden Room

Double glazed window to side, door leading out to rear garden.

### Garden Room

Door to front, double glazed window to side.

## 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. 147.2 sq. metres (1584.8 sq. feet)

