home estate agents

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South Walk, Stalybridge, SK15 2EJ

Price £260,000

Ideally situated within walking distance of Stalybridge Town, this three-bedroom semi-detached property offers convenient access to a range of local amenities, shops, cafés, well-regarded schools and excellent transport links. Offered for sale with **NO VENDOR CHAIN**, the property presents an excellent opportunity for first-time buyers, growing families and those looking to make a home their own.

The accommodation begins with an entrance porch leading into a welcoming hallway, with the ground floor comprising a spacious lounge which opens through to the dining room, creating a versatile living and entertaining space. The kitchen provides practical workspace, while the conservatory to the rear offers additional living space overlooking the garden.
To the first floor are three bedrooms and a family bathroom.

Externally, the property features a lawned front garden with a planted section, adding greenery and kerb appeal. To the rear is an enclosed, low-maintenance paved garden, ideal for those seeking an outdoor space that is easy to maintain. Gated access leads to a driveway and detached garage, providing valuable off-road parking and additional storage.

Combining a convenient town-centre location, versatile accommodation and the advantage of no onward chain, this property is well worth an early viewing.







GROUND FLOOR

Porch
1'5" x 5'8" (0.44m x 1.73m)
Double glazed sliding door to front, door leading to:

Hall
10'3" x 6'0" (3.12m x 1.83m)
Double glazed window to front, understairs storage cupboard, radiator, stairs leading to first floor, door leading to:

Lounge
13'0" x 11'10" (3.96m x 3.60m)
Double glazed window to front, feature fireplace, radiator, open plan to:

Dining Room
9'6" x 17'10" (2.90m x 5.44m)
Two double glazed windows to rear, radiator, door to conservatory, door leading to:

Kitchen
16'5" x 6'1" (5.00m x 1.85m)
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 and cooker, double glazed window to rear, door leading out to front.

Conservatory
10'9" x 11'7" (3.27m x 3.53m)
Double glazed windows to sides, double glazed French doors opening to rear garden.

FIRST FLOOR

Landing
Double glazed window to side, doors leading to:

Bedroom 1
11'3" x 11'10" (3.43m x 3.60m)
Double glazed window to front, radiator.

Bedroom 2
10'5" x 11'10" (3.18m x 3.60m)
Double glazed window to rear, radiator.

Bedroom 3
8'2" x 7'5" (2.50m x 2.27m)
Double glazed window to front, door to storage cupboard, radiator.

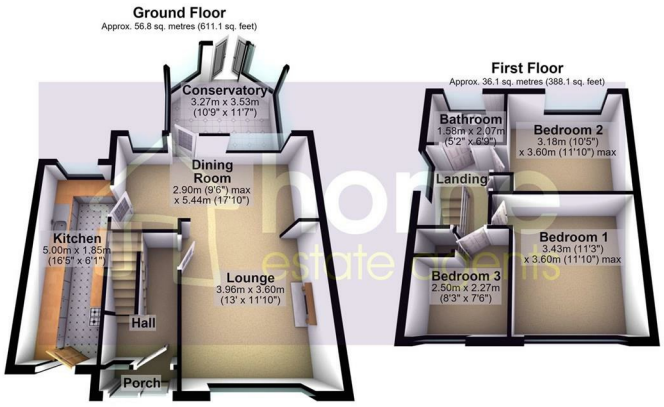
Bathroom
5'2" x 6'9" (1.58m x 2.07m)
Three piece suite comprising, bath with hand shower attachment, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE
Lawned garden to the front with planted section. Enclosed low maintenance paved garden to the rear with gated access leading to garage with off road parking space.

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. 92.8 sq. metres (999.2 sq. feet)







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