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Larkhill, Stalybridge, SK15 1HY

Offers in the region of £250,000

Situated on the highly sought-after Arlies Estate in Stalybridge, this beautifully presented two-bedroom semi-detached property offers an exceptional opportunity for first-time buyers, young families, or those looking to downsize. The area is particularly popular for its welcoming, family-friendly environment and its convenient access to well-regarded local schools, a range of shops, and excellent transport links, making commuting and day-to-day living effortless. Surrounded by stunning countryside views and picturesque walking trails, the property enjoys the perfect balance between everyday convenience and peaceful surroundings.

The accommodation is thoughtfully arranged and well maintained throughout. An entrance vestibule leads into a bright and comfortable lounge, creating an inviting space to relax or entertain. To the rear, the kitchen is fitted with a range of units and provides ample space for cooking and dining, with views over the garden enhancing the sense of light and space.

To the first floor, there are two well-proportioned bedrooms along with a family bathroom, all presented to a high standard and ready for immediate occupation.

Externally, the property continues to impress. To the front, there is a neatly lawned garden alongside a block-paved driveway providing off-road parking. The enclosed rear garden is mainly laid to lawn and features a paved patio area, ideal for outdoor dining and enjoying the warmer months in a private setting.

This attractive home combines presentation, location, and outdoor space, making it a superb choice in a highly desirable residential setting.

GROUND FLOOR

Entrance Vestibule
Door to front, door leading to:

Lounge
16'4" x 12'0" (4.98m x 3.65m)
Double glazed window to front, radiator, stairs leading to first floor.

Kitchen
11'5" x 12'0" (3.48m x 3.65m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, tiled splashbacks, 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 to storage cupboard, door leading out to rear garden.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
10'11" x 12'0" (3.32m x 3.65m)
Double glazed window to front, radiator.

Bedroom 2
8'8" x 12'0" (2.63m x 3.65m)
Double glazed window to rear, door to storage cupboard, radiator.

Bathroom
5'2" x 7'3" (1.57m x 2.21m)
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to side, heated towel rail.

OUTSIDE
Lawned garden and block paved driveway to the front. Enclosed garden to the rear mainly laid to lawn with paved patio 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. 63.6 sq. metres (685.0 sq. feet)

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