



Huddersfield Road, Stalybridge, SK15 3DY

Offers over £270,000

This attractive and well maintained three bedroom semi detached family home offers deceptively spacious accommodation, ideal for modern family living, in a highly desirable location close to both excellent amenities and beautiful countryside surroundings. Positioned just a short distance from Stalybridge town centre, the property is perfectly placed for convenient access to a variety of shops, supermarkets, cafes, bars and everyday amenities, while a selection of local schools nearby makes it particularly appealing to families. Excellent transport connections by both road and rail provide straightforward commuting links into Manchester and surrounding areas, whilst those who enjoy outdoor leisure will appreciate the close proximity to Stalybridge Country Park with its scenic walking trails, open green spaces and picturesque views.

The property itself offers bright and versatile accommodation throughout, with a welcoming entrance hall leading to a useful downstairs WC, a spacious lounge which flows openly into the dining area creating an ideal space for both everyday living and entertaining, and a fitted kitchen with ample space for cooking and storage. To the first floor are three bedrooms, all offering comfortable accommodation, together with a family bathroom.

Externally, the home continues to impress with a block paved driveway providing off road parking to the front alongside a mature planted garden which adds to the property's kerb appeal. To the rear is a generously sized enclosed garden, mainly laid to lawn, featuring a gravelled seating area ideal for outdoor dining and entertaining, mature planted borders and attractive long range views.

Combining convenient town centre access with nearby countryside and spacious family accommodation, this is a superb home suited to a wide range of buyers.



GROUND FLOOR

Entrance Hall

Door to front, double glazed window to front, radiator, stairs leading to first floor, doors leading to:

WC

Two piece suite comprising, wash hand basin and low-level WC, radiator.

Lounge

20'7" x 11'0" (6.27m x 3.35m)

Double glazed window to front, feature fireplace with electric fire, radiator, door to kitchen, open plan to:

Dining Room

10'5" x 9'10" (3.17m x 2.99m)

Double glazed window to rear, radiator.

Kitchen

12'6" x 7'1" (3.82m x 2.16m)

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, door leading out to side.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1

14'2" x 11'0" (4.32m x 3.36m)

Double glazed window to front, radiator.

Bedroom 2

9'11" x 11'0" (3.03m x 3.36m)

Double glazed window to rear, radiator.

Bedroom 3

6'6" x 5'10" (1.99m x 1.79m)

Double glazed window to front, radiator.

Bathroom

6'9" x 5'10" (2.06m x 1.79m)

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

OUTSIDE

Block paved driveway and mature planted garden to the front. Enclosed garden to the rear mainly laid to lawn with decorative gravelled area, mature planted borders and long range views.

DISCLAIMER

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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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