



## Quarry Rise, Stalybridge, SK15 1US

**Offers over £285,000**

This attractive three-bedroom semi-detached property is situated in a popular residential area of Stalybridge and enjoys stunning long-range views across the surrounding countryside to the rear. Offering spacious and well-balanced accommodation throughout, the property is ideally suited to growing families and those seeking a home in a convenient yet scenic location.

The property is perfectly positioned close to the beautiful Gorse Hall and is within easy reach of a variety of local amenities, well-regarded primary and secondary schools, recreational facilities and excellent transport links. Stalybridge train station is located less than a mile away, providing convenient access to Manchester city centre and neighbouring towns, making the property an excellent choice for commuters.

The accommodation comprises an entrance porch leading into a welcoming hallway, a comfortable lounge which flows seamlessly into the dining room, creating a superb open-plan living and entertaining space. French doors from the dining area open onto the rear garden and take full advantage of the impressive far-reaching views beyond. The ground floor further benefits from a fitted kitchen and a useful utility room, providing additional storage and practical workspace.

To the first floor are three well-proportioned bedrooms, together with a family bathroom.

Externally, the property enjoys excellent kerb appeal with a driveway providing ample off-road parking and leading to the integral garage. To the rear, the enclosed tiered garden has been thoughtfully arranged to create a wonderful outdoor space, featuring a patio seating area ideal for al fresco dining, lawned section and mature planting. The exceptional long-range views provide a stunning backdrop and a real highlight of the property, offering a peaceful setting in which to relax and unwind.



## GROUND FLOOR

### Porch

3'8" x 5'11" (1.12m x 1.81m)

Door to front, double glazed windows to front and sides, door leading to:

### Hallway

8'0" x 5'11" (2.44m x 1.81m)

Radiator, stairs leading to first floor, door leading to:

### Lounge

13'2" x 11'6" (4.02m x 3.50m)

Double glazed window to front, radiator, feature fireplace with inset living flame effect fire, open plan to:

### Dining Area

8'4" x 8'4" (2.53m x 2.54m)

Radiator, double glazed French doors opening to rear garden, door leading to:

### Kitchen

9'9" x 10'0" (2.97m x 3.05m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door to storage cupboard, door leading out to rear garden, door leading to:

### Utility Room

7'0" x 8'8" (2.14m x 2.65m)

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, double glazed window to rear, radiator, access door to garage.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Bedroom 1

10'11" x 11'6" (3.34m x 3.50m)

Double glazed window to front, radiator.

### Bedroom 2

10'6" x 11'6" (3.21m x 3.50m)

Double glazed window to rear, radiator.

### Bedroom 3

8'1" x 7'7" (2.47m x 2.30m)

Double glazed window to front, radiator.

### Bathroom

5'5" x 9'7" (1.66m x 2.91m)

Three piece suite comprising, bath with shower over, wash

hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

## OUTSIDE

### Garage

14'6" x 9'4" (4.41m x 2.84m)

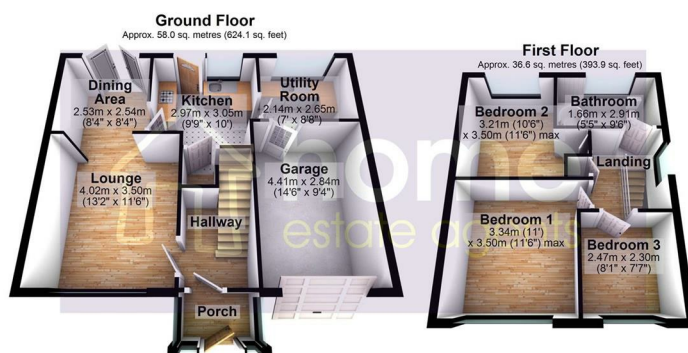
Up and over door to the front, access door to the rear leading to utility room.

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Total area: approx. 94.6 sq. metres (1017.9 sq. feet)

