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Norman Road, Stalybridge, SK15 1LY

Offers over £325,000

A deceptively spacious three-bedroom end terraced property offering well-proportioned and flexible accommodation arranged over three floors, together with a useful cellar providing excellent additional storage. Ideally positioned within a short walk of Stalybridge train station, the property is perfectly placed for commuters with direct rail links to Manchester and surrounding areas. Stamford Park and Boating Lake, Tameside General Hospital and the vibrant town centre are also all within easy walking distance, providing a wealth of amenities, leisure facilities and green open spaces close to home. The property is also within the catchment area for West Hill School and a range of other well-regarded local schools, making this an excellent choice for families.

The accommodation briefly comprises an entrance vestibule leading into a spacious lounge, separate dining room, kitchen and useful pantry to the ground floor. The first floor provides two good-sized double bedrooms and a family bathroom, while the second floor offers a further bedroom, providing additional flexibility for a child's bedroom, guest room, home office or hobby space. The cellar offers valuable extra storage and could be particularly useful for keeping household items neatly tucked away.

Externally, the property benefits from a forecourt garden to the front, while a driveway provides off-road parking and leads through to the garage. To the rear is an enclosed yard area with gated access, offering a private outdoor space.

With its generous accommodation, excellent location and convenient access to transport links, schools, amenities and recreational facilities, this property offers a fantastic opportunity for those looking for a spacious home in a popular and well-connected part of Stalybridge.

GROUND FLOOR

Entrance Vestibule
Door to front, door leading to:

Hallway
Radiator, stairs leading to first floor, doors leading to:

Lounge
12'7" x 11'6" (3.83m x 3.51m)
Double glazed box window to front, radiator.

Dining Room
14'8" x 12'6" (4.47m x 3.82m)
Double glazed window to rear, feature inglenook fireplace with log burner, radiator, door leading down to cellar, open to kitchen.

Kitchen
16'5" x 6'11" (5.00m x 2.12m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with hot tap, plumbing for washing machine and dishwasher, built-in oven, built-in hob with extractor hood over, built-in microwave, two double glazed windows to side, radiator, door leading to:

Pantry
5'4" x 9'2" (1.63m x 2.79m)
Radiator, space for fridge/freezer, door leading to garage.

BASEMENT

Cellar
6'7" x 2'7" (2.00m x 0.79m)
Radiator.

FIRST FLOOR

Landing
Stairs leading to second floor, doors leading to:

Bedroom 1
10'10" x 15'5" (3.31m x 4.71m)
Double glazed window to front, radiator.

Bedroom 2
14'9" x 10'2" (4.49m x 3.10m)
Double glazed window to rear, radiator.

Bathroom
7'3" x 6'1" (2.22m x 1.85m)
Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, double glazed window to side, heated towel rail.

SECOND FLOOR

Landing
Door leading to:

Bedroom 3
16'7" x 10'7" (5.05m x 3.23m)
Double glazed velux window, radiator, built in storage.

OUTSIDE
Driveway to the front leading to the garage. Paved yard area to rear.

Garage
16'0" x 9'2" (4.88m x 2.79m)
Radiator, Up and over door.

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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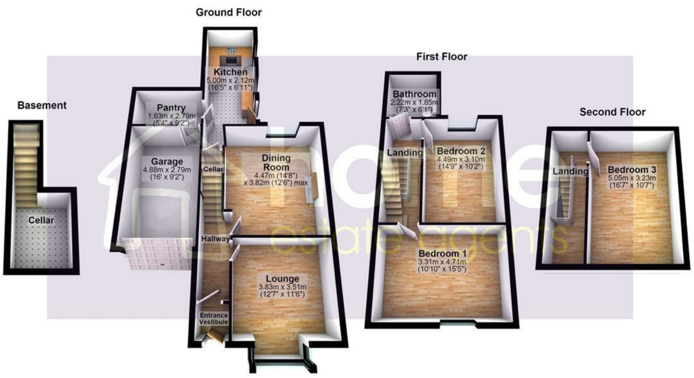

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