



## Stamford Grove, Stalybridge, SK15 1LZ

### Offers over £190,000

**\*\* NO CHAIN \*\***

Charming and well presented one bedroom semi-detached bungalow located in a highly sought after residential area of Stalybridge, just a short stroll from Stamford Park and close to a range of local amenities, shops and excellent transport links, including nearby bus routes and train stations. This delightful home is ideal for those looking to downsize, retire in comfort or secure a low-maintenance property in a popular location.

The accommodation is all on one level and comprises a welcoming lounge with plenty of natural light, a fitted kitchen with ample cupboard space, a double bedroom and a convenient wet room with shower. The property is tastefully decorated throughout and has been well maintained by the current owner, offering a move-in ready home.

Externally, the bungalow is set back from the road with a paved double driveway providing off-road parking for two vehicles. To the rear, there is a good-sized enclosed garden that enjoys a private aspect, laid mainly to paving for easy upkeep, with a decked seating area ideal for outdoor dining and well-stocked planted borders that add a splash of colour.

This lovely bungalow offers a rare opportunity to purchase in a desirable location and should be viewed to be fully appreciated.



## GROUND FLOOR

### Lounge

12'10" x 11'2" (3.90m x 3.41m)

Door to front, double glazed window to front, radiator, door leading to:

### Kitchen

4'4" x 11'2" (1.33m x 3.41m)

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, space for cooker, double glazed window to rear, radiator, open plan to:

### Rear Lobby

Door leading out to rear garden, doors leading to:

### Bedroom

10'5" x 8'10" (3.17m x 2.68m)

Double glazed window to front, radiator.

### Wet Room

6'9" x 4'6" (2.06m x 1.37m)

Wet room comprising shower area, vanity wash hand basin and low-level WC, double glazed window to rear.

## OUTSIDE

Paved double driveway to the front. Enclosed paved garden to the rear with decking area and planted borders.

## 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. 32.6 sq. metres (351.0 sq. feet)

