



## Elm Tree Close, Stalybridge, SK15 2HF

**Offers over £229,950**

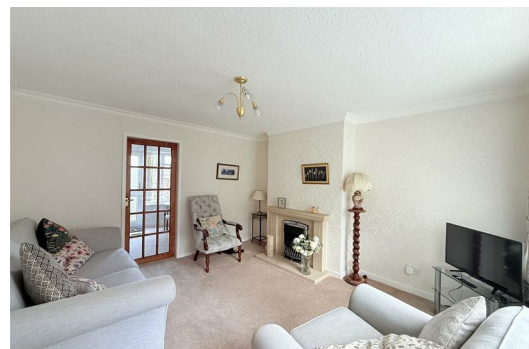
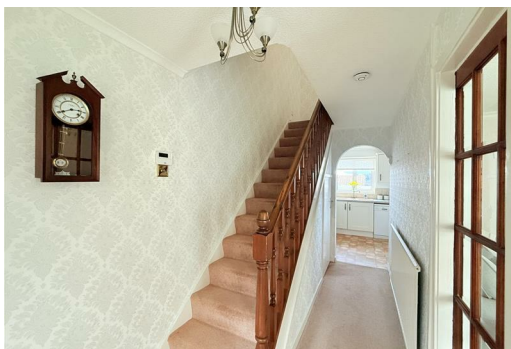
This three-bedroom property is offered to the market with the benefit of no onward vendor chain and enjoys long-range views to the rear. Conveniently located within easy walking distance of Stalybridge Town Centre, the home is ideally placed for a wide range of local amenities including shops, supermarkets, cafes, and leisure facilities. The property is also well positioned for families, being close to local schools, while commuters will appreciate the short walk to Stalybridge train station, which provides excellent transport links into Manchester and Leeds.

For those who enjoy outdoor space and green surroundings, Cheetham Park and the historic Gorse Hall are close by, offering pleasant walks and recreational opportunities.

Internally, the accommodation is arranged over two floors and provides a practical layout suited to modern living. The ground floor comprises a porch leading into the entrance hall, a lounge, and a kitchen/diner offering space for everyday dining.

To the first floor are three bedrooms and a shower room, making the property suitable for a range of buyers including families, first-time purchasers, or investors.

Externally, the home continues to impress with a gated front garden featuring steps down to a patio area with attractive raised borders, creating a pleasant approach to the property. To the rear is an enclosed garden designed for low maintenance, with a paved patio area ideal for outdoor seating and entertaining. Steps lead down to provide access to a detached garage, along with gated rear access, adding further practicality and convenience.





## GROUND FLOOR

### Porch

Door to front, windows to front and side, door leading to:

### Hallway

Radiator, stairs leading to first floor, open plan to kitchen/diner, door leading to:

### Lounge

13'2" x 11'10" (4.01m x 3.61m)

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

### Kitchen/Diner

8'4" x 17'10" (2.53m x 5.43m)

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 and dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, radiator, door leading out to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

12'10" x 10'11" (3.90m x 3.34m)

Double glazed window to front, radiator.

### Bedroom 2

8'8" x 11'0" (2.64m x 3.35m)

Double glazed window to rear, radiator.

### Bedroom 3

8'1" x 6'6" (2.47m x 1.99m)

Double glazed window to front, radiator, door to storage cupboard.

### Shower Room

5'6" x 6'6" (1.68m x 1.99m)

Three piece suite comprising walk-in shower area, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

## OUTSIDE

Paved garden to the front with raised borders. Enclosed garden to the rear with paved patio area and stunning long range views. Steps lead down to access the detached garage with gated access. Garage has up and over door to front and access door in the garden.

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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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