



## Ash Grove, Stalybridge, SK15 1NN

### Offers over £250,000

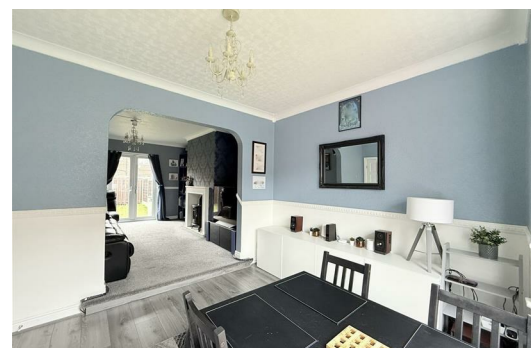
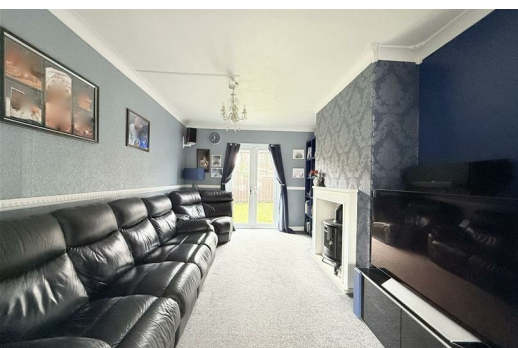
Situated in a sought-after residential area of Stalybridge, this well presented three-bedroom family home with an additional loft room offers spacious and versatile accommodation ideally suited to modern family living. The property enjoys a prime position within walking distance of Stamford Park, Stalybridge Town Centre, a wide range of local amenities and the train station, providing excellent commuter links. It is also conveniently close to well-regarded local schools, making it an ideal choice for families.

The accommodation is thoughtfully arranged over three floors. To the ground floor, a welcoming entrance hall leads into a spacious open plan lounge and dining room, creating a bright and sociable living space. French doors open directly onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living during the warmer months. The kitchen is fitted to provide ample storage and workspace, complementing the practical layout of the home.

To the first floor, there are three bedrooms along with a stylish four-piece family bathroom, offering both comfort and convenience. The second floor reveals a generous loft room, providing flexible additional space.

Externally, the property benefits from a driveway and lawned garden to the front, enhancing both kerb appeal and practicality. To the rear, there is an enclosed garden featuring a paved patio area ideal for outdoor dining and entertaining, alongside a lawned section suitable for children or pets.

This is a superb opportunity to acquire a spacious and well-located family home.





## GROUND FLOOR

### Hall

Door to front, double glazed window to side, radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

### Dining Room

11'4" x 11'10" (3.45m x 3.61m)

Double glazed bay window to front, radiator, open plan to:

### Lounge

14'6" x 10'4" (4.42m x 3.14m)

Feature inglenook fireplace with electric fire, double glazed French doors opening to rear garden.

### Kitchen

11'6" x 7'6" (3.50m x 2.29m)

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, built-in oven, built-in hob with extractor hood over, double glazed window to side, radiator, door leading out to rear garden.

## FIRST FLOOR

### Landing

Double glazed window to side, door to stairs leading up to loft room, doors leading to:

### Bedroom 1

13'11" x 10'4" (4.24m x 3.14m)

Double glazed window to rear, radiator.

### Bedroom 2

10'6" x 11'10" (3.20m x 3.61m)

Double glazed window to front, radiator.

### Bedroom 3

8'0" x 6'2" (2.45m x 1.88m)

Double glazed window to front, radiator.

### Bathroom

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

## SECOND FLOOR

### Loft Room

15'5" x 18'2" (4.69m x 5.54m)

Double glazed velux window, radiator, doors to eaves storage.

## OUTSIDE

Lawned garden and driveway to the front of the property. Enclosed garden to the rear mainly laid to lawn with paved patio area.

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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. 125.7 sq. metres (1352.6 sq. feet)

