



## 21 Stamford Grove, Stalybridge, SK15 1LZ

**£260,000**

This much loved three bedroom family home in Stalybridge has been in the same family for 62 years, and the time has now come for someone new to make their own memories here. With a larger than average floorplan and plenty of potential for modernisation, it's a great opportunity for buyers who want to put their own stamp on a property. The added benefit of no vendor chain also makes for a smooth and straightforward move.

At the front, a neat, low maintenance garden welcomes you in. Step through the front door into a small vestibule that opens into the hallway, where the stairs lead up to the first floor. To the left is a generous 20 foot long reception room with a bay window at the front and patio doors at the back that open onto the garden. To the right is a spacious dining room with another bay window and handy under stairs storage, which then leads through to a well sized kitchen with a useful pantry just off it.

Upstairs, you'll find a comfortable master bedroom with its own en suite shower room, along with two further double bedrooms. There's also a good sized family bathroom that includes a dressing area.

The rear garden has been designed to be easy to look after, with an artificial lawn, patio areas and a small ornamental pond. A freestanding detached garage sits at the

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## Entrance Vestibule

Glazed windows. Door to:

## Hall

Stairs to first floor. Door to:

## Dining Room

16'0" x 11'0" (4.87m x 3.35m)

Double glazed bay window to front elevation. Feature fireplace with inset fire. Radiator. Under stairs storage. Ceiling light. Door to:

## Kitchen

10'0" x 10'11" (3.06m x 3.34m)

Fitted with a matching range of base and eye level units with worktop space over. Inset sink with drainer and mixer tap. Plumbed for automatic washing machine. Space for fridge/freezer. Built in electric oven with four ring hob and extractor over. Two double glazed windows to rear elevation. Open plan to pantry. Door leading out to rear garden.

## Pantry

5'10" x 2'9" (1.79m x 0.84m)

Light to ceiling. Fitted shelving.

## Lounge

20'0" x 9'1" (6.10m x 2.77m)

Double glazed bay window to front. Radiator. Feature fireplace with fire. Radiator. Double glazed sliding patio door to rear opening to rear garden.

## Landing

Door.

## Bedroom One

15'0" x 9'1" (4.57m x 2.77m)

Window to front elevation. Ceiling light. Radiator. Fitted wardrobes. Open plan archway to:

## En-suite Shower Room

Window to rear elevation. Fitted with three piece suite comprising corner shower cubicle, WC, and vanity with inset sink. Ceiling light. Radiator.

## Bedroom Two

9'0" x 15'0" (2.74m x 4.57m)

Window to front elevation. Radiator. Fitted wardrobes. Ceiling light.

## Bedroom Three

18'0" x 9'0" (5.49m x 2.74m)

Window to rear elevation. Fitted wardrobes. Ceiling light. Radiator.

## Bathroom

Four piece suite comprising bath with shower over, hand wash basin, bidet and low-level WC. Double glazed window to rear elevation. Radiator. Dressing area with fitted drawers and cupboards. Heated towel rail.

## Outside and Gardens

Low maintenance walled garden to front laid with patio. Low maintenance enclosed rear garden mainly laid with patio with artificially turfed area and ornamental pond. Detached garage to rear with up and over roller door.

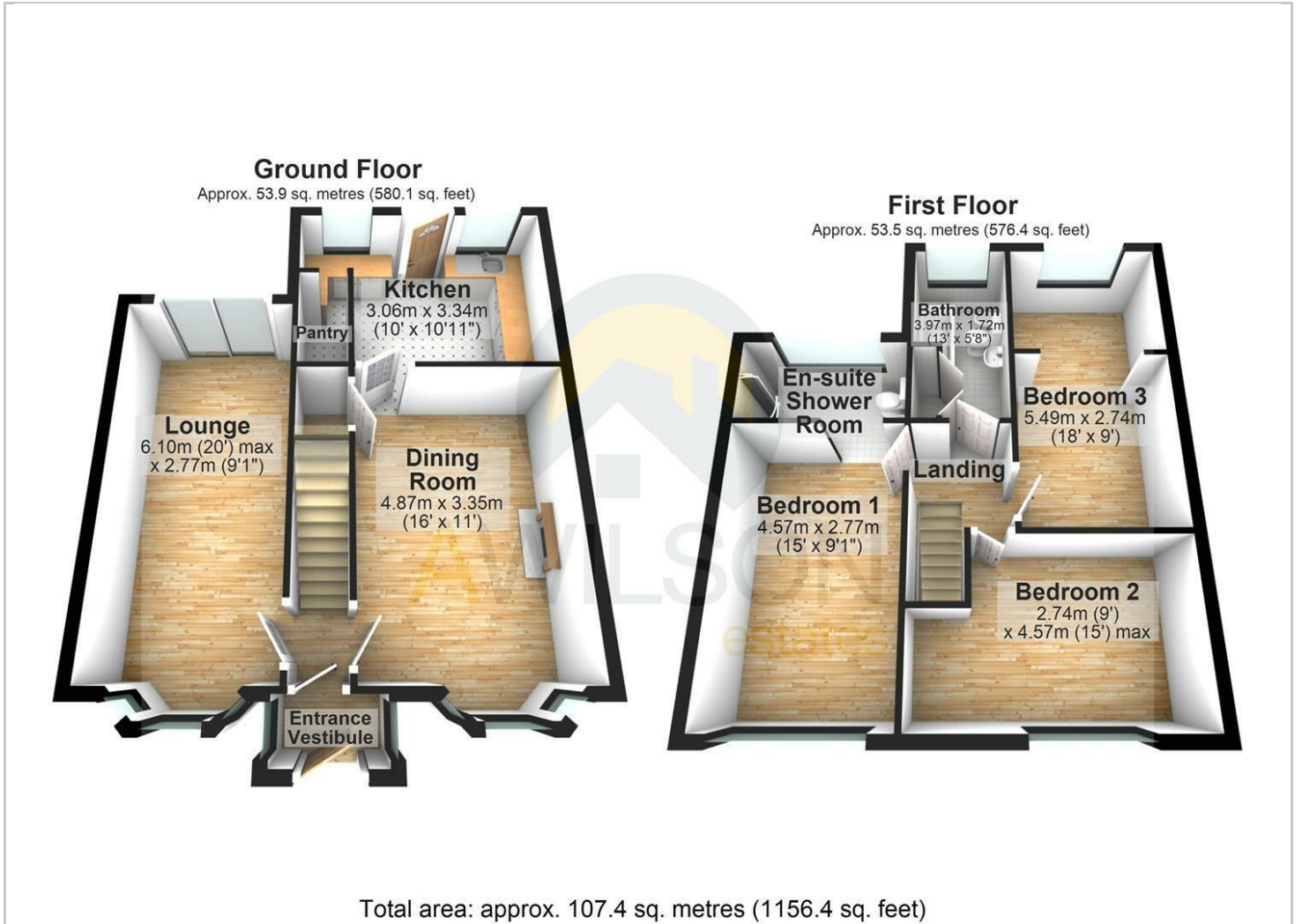
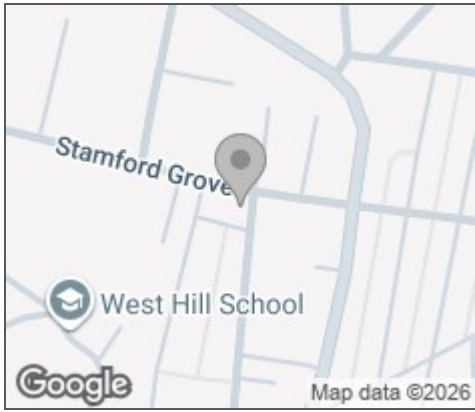
## Additional Information

Tenure: Freehold



EPC Rating: D  
Council Tax Band: C





## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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