



## Whimberry Drive, Stalybridge

- Detached
- Driveway & Garage
- No Chain
- 3 Double bedrooms
- Gardens front & Rear
- Conservatory

Offers Over £380,000



Tenure: Freehold

# Whimberry Drive, Stalvbridge

## DESCRIPTION

Presenting an exceptional opportunity to acquire this well-maintained detached house, offered for sale in the highly sought-after Churchfield's estate. This property is ideal for discerning buyers seeking a blend of comfortable living, versatile space, and a prime location.

The home boasts two reception rooms, including one with large windows that provide an abundance of natural light and delightful views over the private rear garden. The well-appointed kitchen also benefits from natural light, making it an inviting area for culinary pursuits. The adjoining conservatory offers further versatility, creating a perfect spot for relaxing or entertaining while enjoying serene garden outlooks.

First floor accommodation comprises three generously sized bedrooms. The master bedroom features an en-suite for added convenience and privacy. Two additional double bedrooms provide ample space, with one benefitting from built-in wardrobes for practical storage solutions.

A family bathroom and a convenient w.c cater to the needs of a growing household and guests alike.

Outdoors, the property continues to impress. The private rear garden offers an excellent space for children to play or for al fresco dining, while the presence of a garage and off-street parking ensure ease for multiple vehicles. The property's garden feature creates a peaceful oasis, further enhanced by established green spaces and walking routes nearby.

Located within close proximity to public transport links, reputable schools, and attractive green spaces, this home combines lifestyle and convenience. The desirable Churchfield's estate neighbourhood is renowned for its welcoming community and access to excellent amenities, ensuring this property will appeal to families and professionals alike.

Council tax band D applies. Viewing is highly recommended to appreciate all that this delightful home has to offer. Contact us today to arrange your appointment.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Hunters Stalybridge & Tameside Office on 0161 870 1980 if you wish to arrange a viewing appointment for this property or require further information.

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Council Tax: D

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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HERE TO GET *you* THERE