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Larkhill, Stalybridge, SK15 1HY

Offers over £285,000

Situated at the head of a highly sought-after cul-de-sac on the popular Arlies Estate in Stalybridge, this beautifully presented three-bedroom semi-detached property offers an excellent opportunity for families seeking a spacious home in a peaceful and well-established residential location. Renowned for its family-friendly atmosphere, the area benefits from easy access to a range of well-regarded local schools, shops, supermarkets and everyday amenities, along with excellent transport links by road and rail, making commuting to surrounding towns and Manchester straightforward. For those who enjoy the outdoors, there are picturesque countryside walks and green spaces close by, offering the perfect balance of convenience and tranquillity.

The accommodation has been thoughtfully maintained and is ideal for modern family living. To the ground floor, the property comprises an entrance porch leading into a welcoming hallway, a bright and spacious lounge, a well-appointed kitchen/diner providing ample space for family meals and entertaining, and a versatile family room that could also be used as a playroom, home office or second sitting room depending on your needs. To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation, together with a stylish three-piece family bathroom.

Externally, the property boasts excellent kerb appeal with a lawned front garden and a driveway providing off-road parking and leading to the integral garage, offering additional storage or parking space. A particular feature of the property is the generous enclosed rear and side garden, which comprises a substantial lawn alongside spacious paved patio seating areas, making it the perfect place for outdoor dining, entertaining guests or for children and pets to play safely.

Offering spacious accommodation, a desirable cul-de-sac position and a fantastic location, this wonderful home is sure to appeal to a wide range of buyers.

GROUND FLOOR

Porch
2'6" x 5'8" (0.76m x 1.73m)
Double doors to the front, door leading to:

Hall
7'6" x 5'8" (2.29m x 1.73m)
Radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

Lounge
15'3" x 10'4" (4.65m x 3.15m)
Double glazed window to front, feature fireplace with inset living flame effect fire, radiator.

Kitchen/Diner
10'2" x 16'2" (3.10m x 4.93m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, radiator, door leading to store room, door leading to:

Family Room
10'2" x 8'2" (3.10m x 2.48m)
Radiator, double glazed sliding patio door opening to rear garden.

FIRST FLOOR

Landing
Double glazed window to side, doors leading to:

Bedroom 1
14'6" x 9'0" (4.42m x 2.74m)
Double glazed window to front, radiator.

Bedroom 2
11'0" x 9'0" (3.35m x 2.74m)
Double glazed window to rear, radiator.

Bedroom 3
11'1" x 7'2" (3.39m x 2.18m)
Double glazed window to front, radiator.

Bathroom
5'5" x 7'2" (1.64m x 2.18m)
Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed windows to side and rear, heated towel rail.

OUTSIDE
Garden to the front and driveway leading to the integral garage. Enclosed good side garden to the rear and side with paved patio seating areas and lawn.

Garage
16'2" x 11'8" (4.94m x 3.56m)
Up and over door to front, access door leading to kitchen/diner.

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