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20 Fern Bank Close, Stalybridge, SK15 2RZ

£700,000

Fern Bank Close offers an exciting proposition, with not one, but two renovation opportunities all within one plot.

First, there's a three bedroom detached family home which has been extended over the years and benefits from a much larger than average attached garage. There's plenty of scope here to modernise, reconfigure and potentially extend further, creating a fantastic family home tailored to your own tastes and requirements.

Then, via a separate driveway, you'll discover the second opportunity. Centred around a substantial brick built garage measuring almost 1,100 sq ft, there's exciting potential to explore a conversion into a bungalow. With its own gated driveway, an additional large detached garage and further parking within the grounds, this could become a rather special home in its own right.

Whether you're looking for a project with plenty of scope, somewhere to accommodate multiple generations of the family or perhaps an opportunity with development potential, there's certainly plenty to get your imagination going here.

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The Second Opportunity

And then there's the garage! An impressive brick built structure offering approximately 1,089 sq ft, with its own separate gated driveway. Alongside a further large detached garage within the grounds, there's plenty here to explore for anyone considering a conversion into a bungalow. Whether you're looking to create a granny annexe for a family member, provide independent accommodation for multiple generations or perhaps develop a separate property with the potential to sell on in the future, the possibilities are certainly worth exploring.

MAIN RESIDENCE

Hallway
11'11" x 5'11" (3.63m x 1.80m)
Stairs to first floor. Door to:

Lounge
12'0" x 18'5" (3.66m x 5.61m)
Bow window to front. Open plan to:

Dining Area
9'8" x 12'1" (2.95m x 3.68m)
Open plan with sitting area. Door to kitchen.

Sitting Room
20'7" x 12'1" (6.27m x 3.68m)
Window to side. Sliding door to rear garden.

Kitchen/Breakfast Room
15'3" x 12'3" (4.65m x 3.73m)
Window to rear. Door to:

Conservatory
11'9" x 7'4" (3.58m x 2.24m)
Door leading out to rear garden. Door to WC.

WC
6'4" x 7'4" (1.93m x 2.24m)
Window to side. Radiator. WC. Sink.

Attached Garage
30'7" x 16'3" (9.32m x 4.95m)
Window to rear. Door to rear. Up and over electric door to front.

Stairs and Landing
12'8" x 12'1" (3.86m x 3.68m)
Window to side, door to:

Bedroom One
10'5" x 12'3" (3.18m x 3.73m)
Window to rear, door to:

Bedroom Two
11'11" x 12'3" (3.63m x 3.73m)
Window to front, door to:

Bedroom Three
8'3" x 12'2" (2.51m x 3.71m)
Window to front, door to:

Bathroom
5'2" x 9'0" (1.57m x 2.74m)
Two windows to rear, Fitted with white three-piece suite comprising of corner shower unit with mains fed shower over, WC, and vanity unit with inset wash hand basin. Fully tiled walls and floor. Panelled ceiling with downlights. Two nose to rear elevation. Heated rail. door to:

Outside and Gardens

SECOND PLOT

The Garage
28'3" x 38'7" (8.61m x 11.76m)
Two windows to side. Window to front. Large garage door to front. Door to office area.

Office
9'3" x 8'4" (2.82m x 2.54m)
Window to side. Window to rear.

Detached Garage
31'3" x 16'7" (9.53m x 5.05m)
Set in the grounds of The Garage. This is a large garage with up and over door to front plus door to side.

Additional Information
Tenure: Freehold (please note Land Registry states there is a rent charge. This would need to be clarified by solicitors)
EPC Rating: TBC
Council Tax Band: F





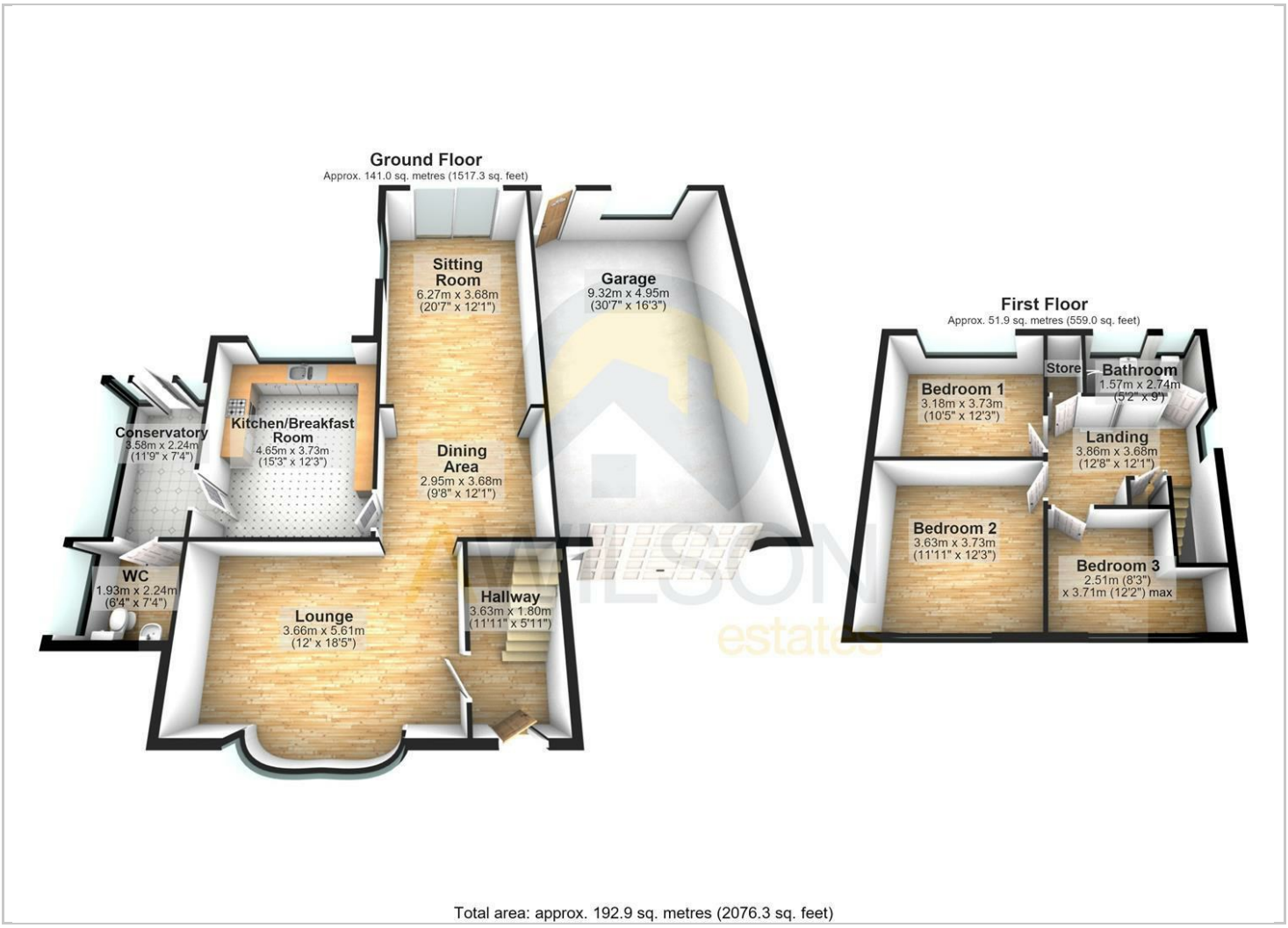






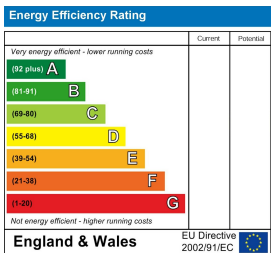


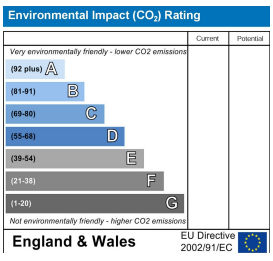




Viewing

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.





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