



## Harridge Avenue, Stalybridge, SK15 3EQ

**Offers over £189,950**

Nestled on Harridge Avenue in the charming town of Stalybridge, this modern house presents an excellent opportunity for first-time buyers seeking a delightful home. The property boasts a spacious back garden, perfect for enjoying sunny afternoons or hosting gatherings with family and friends.

Conveniently located, the house is just a stone's throw away from Stalybridge town centre, where you will find a variety of shops, cafes, and amenities to cater to your everyday needs. Additionally, the property is ideally situated for those who appreciate the great outdoors, with beautiful country walks right on your doorstep, offering a perfect escape into nature.

This home combines modern living with the convenience of a vibrant town, making it an ideal choice for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely property your own.



## GROUND FLOOR

### Hall

7'10" x 2'11" (2.40m x 0.88m)

Radiator, stairs, main entrance

### Lounge

13'6" x 12'3" (4.11m x 3.73m)

Double glazed window to front, fireplace, radiator,

### Kitchen/Diner

7'0" x 15'6" (2.14m x 4.72m)

Fitted with a matching range of base and eye level units with worktop space over, sink with drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator,

## FIRST FLOOR

### Landing

2'6" x 5'6" (0.76m x 1.67m)

### Bedroom 1

10'6" x 12'6" (3.20m x 3.80m)

Double glazed window to front, radiator,

### Bedroom 2

10'0" x 9'6" (3.05m x 2.90m)

Double glazed window to rear, radiator,

### Bathroom

7'2" x 5'6" (2.18m x 1.67m)

Three piece suite comprising panelled bath, wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator,

The property also benefits from a full re-wire and new boiler in approx April 2025

### Disclaimer

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.



Total area: approx. 59.7 sq. metres (642.9 sq. feet)

