



Staley Hall Road, Stalybridge, SK15 3DP

Price £300,000

Nestled in the desirable area of Staley Hall Road, Stalybridge, this charming semi-detached house offers a perfect blend of comfort and convenience. With three generously sized bedrooms, this property is ideal for families or those seeking extra space. Each bedroom is thoughtfully designed, with fitted wardrobes in two of them, providing ample storage for your belongings.

The house boasts a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. With three bathrooms, including en-suite facilities, morning routines will be a breeze, ensuring that everyone has their own space.

One of the standout features of this property is the large garden, which includes a delightful summer house. This outdoor space is perfect for summer gatherings, gardening enthusiasts, or simply enjoying the fresh air in a tranquil setting. The garden offers plenty of room for children to play or for you to unwind after a long day.

Parking is made easy with a driveway that accommodates up to three vehicles, a valuable asset in this popular location. Stalybridge is known for its community spirit and excellent amenities, making it a prime choice for those looking to settle in a vibrant area.

In summary, this semi-detached house on Staley Hall Road is a wonderful opportunity for anyone seeking a spacious and well-appointed home in a sought-after location. With its ample bedrooms, modern bathrooms, and expansive garden, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your new home.



GROUND FLOOR

Porch

Door to front, door leading to:

Living Room

15'10" x 14'8" (4.82m x 4.48m)

Double glazed window to front, feature fireplace with inset fire, two radiators, stairs leading to first floor, door leading to:

Dining Room

8'1" x 10'3" (2.46m x 3.12m)

Radiator, double glazed French doors opening out to rear garden, door leading to:

Kitchen

8'11" x 8'10" (2.71m x 2.68m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated dishwasher, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door to storage, door leading to:

Cloakroom

3'6" x 3'1" (1.06m x 0.94m)

Double glazed window to side, open plan to:

WC

6'0" x 3'1" (1.84m x 0.94m)

Two piece suite comprising, wash hand basin and low-level, tiled walls, radiator.

FIRST FLOOR

Landing

9'10" x 4'4" (3.00m x 1.33m)

Doors leading to:

Bedroom 1

14'1" x 11'1" (4.28m x 3.39m)

Double glazed window to front, radiator, fitted wardrobes, door leading to:

En-suite

Fitted with a walk-in shower area, tiled walls, double glazed window to front, radiator.

Bedroom 2

10'0" x 8'3" (3.05m x 2.51m)

Double glazed window to rear, radiator.

Bedroom 3

10'0" x 8'6" (3.05m x 2.59m)

Double glazed window to rear, radiator.

Bathroom

9'10" x 4'10" (3.00m x 1.48m)

Three piece suite comprising bath, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side.

OUTSIDE

Block paced driveway to the front, with lawned garden area. Enclosed garden to the rear, mainly laid to lawn with paved patio area. The property also benefits from a summer house on land subject to a Possessory title Application.

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/herself 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.

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Total area: approx. 89.3 sq. metres (961.2 sq. feet)

