



Breckland Close, Stalybridge, SK15 2QQ

Offers over £380,000

This stunning four-bedroom semi-detached home offers spacious and versatile living accommodation and is ideally situated in a quiet cul-de-sac within a popular residential development in Stalybridge. Perfectly positioned close to local amenities, reputable schools, and excellent transport links, the property is also within easy reach of Stalybridge Country Park, providing wonderful opportunities to enjoy the outdoors and scenic walks. This property combines generous living space with stylish interiors and a thoughtfully designed layout, creating a truly welcoming family home.

The ground floor comprises a welcoming entrance hall, a stylish dining area open plan to a contemporary kitchen, and a spacious lounge to the rear. The lounge is enhanced by ceiling skylights and bi-fold doors that flood the room with natural light and provide seamless access to the rear garden, creating a perfect space for relaxation or entertaining. A practical utility room adds further convenience for daily living.

Upstairs, there are four well-proportioned bedrooms, including a main bedroom with a walk-in wardrobe/dressing area and a modern en-suite shower room, alongside a luxurious four-piece family bathroom with a roll-top bath and separate shower, offering both style and functionality for the whole family.

Externally, the property benefits from ample driveway parking to the front and side. The enclosed rear and side gardens feature a low-maintenance artificial lawn and a raised decked seating area, ideal for alfresco dining, outdoor entertaining, or safe play for children.

With its combination of stylish interiors, flexible living spaces, and thoughtfully designed layout, this remarkable home provides the perfect environment for family life. It presents a rare opportunity to acquire a truly exceptional property in one of Stalybridge's most desirable locations.



GROUND FLOOR

Entrance Hall

Door to front, double glazed window to side, door leading to:

Dining Room

14'9" x 13'11" (4.50m x 4.24m)

Double glazed bay window to front, radiator, stairs leading to first floor, door leading to lounge, open plan to:

Kitchen

14'9" x 8'10" (4.50m x 2.70m)

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

Lounge

13'5" x 21'11" (4.10m x 6.69m)

Double glazed window to side, three ceiling skylights, bi-fold door opening out to rear garden, door leading to:

Utility

7'10" x 4'0" (2.40m x 1.21m)

Plumbing for washing machine.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

9'3" x 11'5" (2.82m x 3.48m)

Double glazed window to rear, open plan to walk-in wardrobe, door leading to:

En-suite

Three piece suite comprising, vanity wash hand basin, tiled shower area and low-level WC, tiled walls, double glazed window to rear, radiator.

Walk-in Wardrobe

9'3" x 5'8" (2.82m x 1.72m)

Double glazed window to rear, radiator.

Bedroom 2

9'9" x 12'10" (2.96m x 3.91m)

Double glazed bay window to front, radiator.

Bedroom 3

8'4" x 10'0" (2.53m x 3.04m)

Double glazed window to front, radiator.

Bedroom 4

6'1" x 9'4" (1.86m x 2.84m)

Double glazed window to side, radiator.

Bathroom

Four piece suite with comprising, roll top bath, vanity wash hand basin, tiled shower area and low-level WC, tiled walls, heated towel rail.

OUTSIDE

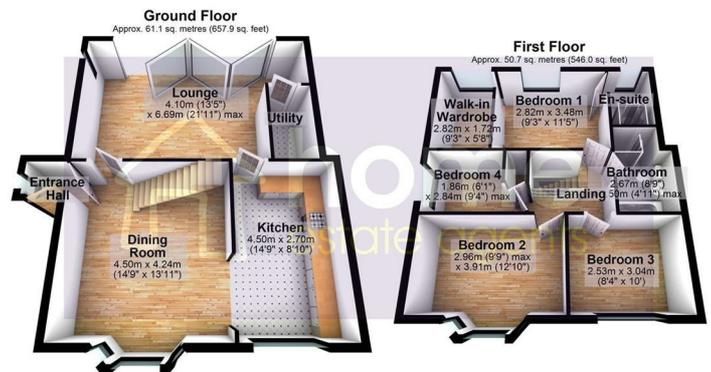
Driveway to the front and side. Enclosed garden to the rear and side with artificial lawn and raised decked seating area with shed.

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. 111.8 sq. metres (1203.9 sq. feet)

