



## 29 Broadhill Road, Stalybridge, SK15 1HQ

**£335,000**

Are you looking to simply move in and unpack in your new home? We just might have the perfect new home for you! This super stylish and contemporary property has had an extensive refurbishment that deserves an internal inspection to appreciate the attention to detail.

The refurbishment includes newly fitted wardrobes with feature lighting, new oak internal doors, a new Wren kitchen with integrated appliances that include a washing machine, a dishwasher and an electric oven with gas hob and extractor fan above. There is also space for an American style fridge freezer. The new flooring throughout & being freshly decorated gives a nice finishing touch.

Location wise, Broadhill Road is perfect for a wide range of potential new owners, from families, or indeed someone looking to downsize whilst maintaining space for visitors.

- within the catchment area for Arlies Primary School and West Hill, and also close to Stamford Park and Boating Lake. If you enjoy getting outdoors, there's no shortage of green spaces nearby, from local walks and moorlands to nearby farms. Sports fans are also well catered for, with popular local clubs like Ashton Under Lyne Golf Club, Ashton Under Football Club, and Celtic Juniors all close by.

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## Entrance Hallway

Front door, access to cloaks cupboard, door into the lounge.

## Lounge

Bay window to the front elevation, partial panelled walls, double opening half glazed doors leading into the dining room.

## Dining Room

This room is the heart of the home! A great space for entertaining. There is a side door that leads out to the driveway and garage. Sliding patio doors to the side elevation, there is an attractive vaulted ceiling, door into the inner hallway.

## Kitchen

Window to the side elevation, the brand new Wren fitted kitchen has a range of floor and wall mounted units with coordinating worksurfaces over. Integrated appliances include a washing machine, dishwasher, electric oven and five ring gas hob with extractor fan above. There is a space for an American sized fridge freezer. Part tiled walls and new flooring.

## Inner Hallway

Doors to all rooms and a built in storage cupboard that houses the gas central heating boiler.

## Master Bedroom

Window to the rear elevation, stylish built in wardrobes with concealed lighting.

## Bedroom Two

Window to the rear elevation.

## Bedroom Three

Window to the side elevation.

## Family Bathroom

Opaque window to the side elevation. Stunning four piece suite with super modern brushed gold finished fittings. There is a low level W.C, hand wash basin built into a vanity unit, a bath with shower fittings over, plus a separate enclosed shower cubicle with mains fed shower. Tiled walls and floor and a heated towel rail.

## Externally

Sat in a plot with gardens to all sides, a block paved driveway providing ample parking spaces leading to a detached garage with up and over door.

## Additional Information

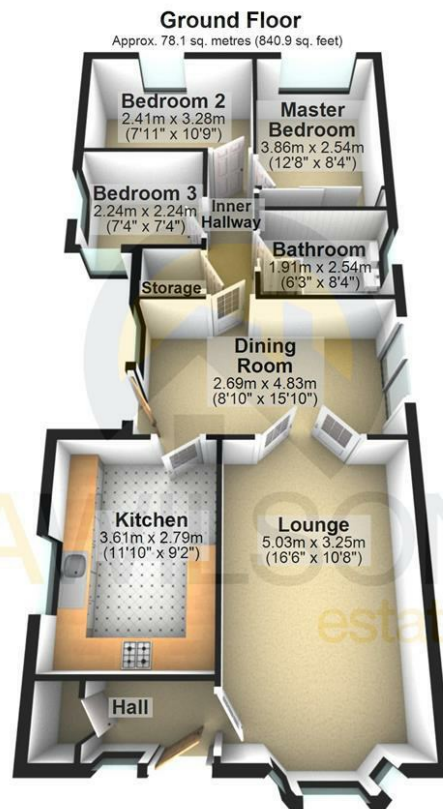
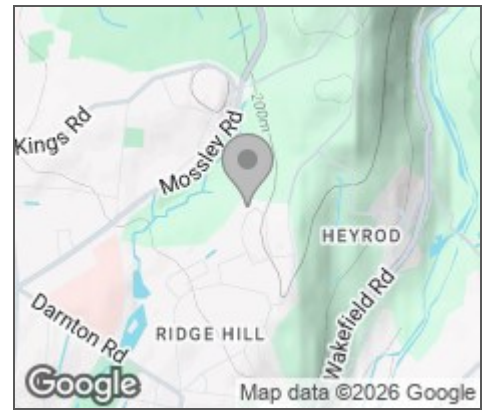
Tenure: Leasehold £20 per six months (length of lease to be confirmed)

EPC Rating: TBC

Council Tax Band: D







Total area: approx. 78.1 sq. metres (840.9 sq. feet)

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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