



## Alphin Gate Close, Stalybridge, SK15 3RL

Price £235,000

Nestled in the charming cul de sac of Alphin Gate Close, Stalybridge, this delightful mid-terrace house offers a perfect blend of comfort and modern living. Built in 2002, the property boasts a well-designed layout that is ideal for first-time buyers or those seeking a cosy retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house features two generously sized bedrooms, ensuring ample space for rest and privacy. With two bathrooms, morning routines are made easy, catering to the needs of a busy household.

One of the standout features of this property is the lovely conservatory, which extends the living space and allows for an abundance of natural light. This versatile area can be used as a sunlit reading nook, a playroom, or even a dining space, offering endless possibilities to suit your lifestyle.

To the front of the property is a convenient two-car driveway, providing easy off-road parking right outside the home for added accessibility and everyday practicality. To the rear, the property boasts a large private garden that is not overlooked, creating a peaceful outdoor space perfect for relaxing, entertaining, gardening, or enjoying family time.

This home is situated in a beautiful and peaceful location, making it an ideal choice for those looking to settle in a friendly community. With its modern amenities and charming features, this property is truly a perfect first home. Don't miss the opportunity to make this lovely house your own.



## GROUND FLOOR

### Entrance Hall

12'0" x 6'0" (3.66m x 1.83m)

Long hall with stairs leading up, doors to Kitchen, downstairs WC, living room and under stairs pantry

### Kitchen

9'0" x 5'0" (2.74m x 1.52m)

Double glazed window over looking the front of the property. Corner kitchen with base & top units. sink with drainer

### Toilet

3'0" x 5'0" (0.91m x 1.52m)

Downstairs WC with sink basin

### Living Room

12'0" x 12'0" (3.66m x 3.66m)

Double patio doors leading into the conservatory & electric fire with placement

### Conservatory

11'0" x 8'0" (3.35m x 2.44m)

Double doors leading into the back garden. double glazed

## FIRST FLOOR

### Bathroom

3 piece bathroom suit. Toilet, sink basin and bath with over head shower

### Bedroom 1

13'0" x 12'0" (3.96m x 3.66m)

Two double glazed windows and 1 cupboard for storage

### Bedroom 2

11'0" x 6'8" (3.35m x 2.03m)

Double glazed window over looking the back garden

### Landing

4'8" x 5'0" (1.42m x 1.52m)

small landing with 3 doors leading into bathroom, bed 1 & bed 2.

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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.

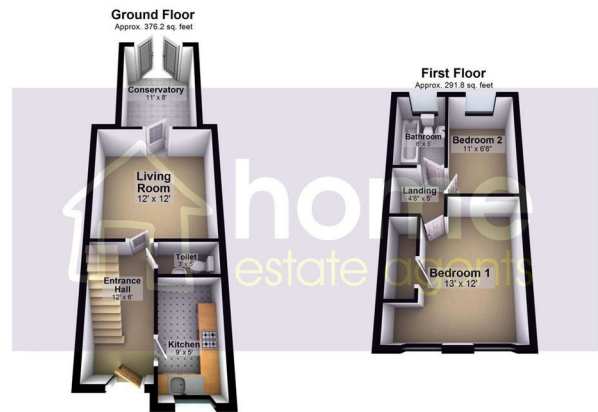
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### outside front

driveway for 2 cars, bin locations and path leading to the door.

### outside back

Large back garden all lawn, fencing all sides and back. not over looked and has trees at the back



Total area: approx. 668.1 sq. feet

