



Hob Hill, Stalybridge, SK15 1TP

Offers over £215,000

Well presented throughout, this attractive three bedroom mews property is tucked away within a peaceful cul-de-sac, offering a quiet residential setting while remaining conveniently close to everyday amenities. Ideally located near Stalybridge Town Centre, the home benefits from easy access to a variety of shops, cafés and restaurants, providing a vibrant yet practical environment for modern living. Excellent transport links are within close proximity via Stalybridge train and bus station, making commuting simple, while the nearby Cheetham Park offers a pleasant outdoor space perfect for leisurely walks and family time. The property is also well positioned for a selection of well-regarded local schools, making it an appealing choice for families, first time buyers and those looking to downsize alike.

The accommodation is thoughtfully arranged and comprises an entrance hallway, downstairs WC, a well appointed kitchen with a range of fitted units and workspace, and a spacious lounge/diner to the ground floor, ideal for both everyday living and entertaining. French doors open out onto the rear garden, allowing for an abundance of natural light and creating a seamless connection between indoor and outdoor space. To the first floor are three well proportioned bedrooms, offering flexibility for family living, guest accommodation or home working, along with a family bathroom.

Externally, the property benefits from an allocated parking space to the front along with a small low maintenance paved forecourt garden, adding to its kerb appeal. To the rear is an enclosed garden featuring a paved patio area and a lawn, providing a private and secure space perfect for relaxing, entertaining or for children to play.

This is an excellent opportunity to acquire a ready to move into home in a highly convenient and sought after location, combining comfort, practicality and lifestyle appeal in equal measure.



GROUND FLOOR

Hall

Door to front, radiator, stairs leading to the first floor, doors leading to:

WC

Two piece suite comprising, wash hand basin and low-level WC, double glazed window to front.

Kitchen

8'10" x 7'2" (2.68m x 2.18m)

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

Lounge/Diner

15'11" x 13'9" (4.86m x 4.19m)

Double glazed window to rear, two radiators, door leading to storage cupboard, double glazed French doors opening to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

8'10" x 13'9" (2.70m x 4.19m)

Double glazed window to front, radiator, built-in wardrobe.

Bedroom 2

10'5" x 6'8" (3.18m x 2.03m)

Double glazed window to rear, radiator.

Bedroom 3

10'4" x 6'9" (3.15m x 2.06m)

Double glazed window to rear, radiator.

Bathroom

Three piece suite comprising, panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls.

OUTSIDE

Paved forecourt garden to the front. Enclosed garden to the rear with paved patio and lawn area.

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.

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Total area: approx. 63.9 sq. metres (687.9 sq. feet)

