



Malakoff Street, Stalybridge, SK15 1TD

Offers over £245,000

This spacious and well-presented three-bedroom end terraced property is situated on a quiet residential street in a popular and convenient area of Stalybridge, close to a range of local schools, shops, amenities and excellent transport links, with Stalybridge town centre and railway station within easy reach. Offering generous accommodation arranged over three levels, together with ample off-road parking, a substantial rear garden and a unique basement entertainment space, this impressive home is ideally suited to growing families and those seeking versatile living accommodation.

The accommodation comprises an entrance vestibule leading into a welcoming lounge, open plan to the dining room ideal for family meals and entertaining, and a fitted kitchen to the ground floor. A particular highlight of the property is the basement level, which features a bar area with an attractive vaulted brick ceiling, creating a fantastic space for social gatherings, alongside a useful store room providing additional storage.

To the first floor are three well-proportioned bedrooms and a spacious four-piece family bathroom fitted with both a bath and separate shower, catering perfectly to modern family living.

Externally, the property enjoys a forecourt garden to the front and a gated driveway to the side providing ample off-road parking for several vehicles. The generous tiered rear garden is a superb feature of the home, offering a lawned area, paved patio ideal for outdoor dining, and steps leading to a further patio seating area. The garden provides an excellent space for children to play, entertaining guests or simply relaxing and enjoying the outdoors.

Combining character features, spacious accommodation and excellent outdoor space, this is a wonderful family home in a sought-after residential location.



GROUND FLOOR

Entrance Vestibule

3'0" x 3'2" (0.91m x 0.96m)

Door to front, door leading to:

Lounge

12'2" x 15'0" (3.72m x 4.56m)

Double glazed window to front, inglenook fireplace with log burner, radiator, door to stairs leading down to basement, open plan to:

Dining Room

12'10" x 15'0" (3.91m x 4.56m)

Radiator, stairs leading to first floor, door leading out to rear garden, door leading to:

Kitchen

8'3" x 6'6" (2.51m x 1.98m)

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, plumbing for washing machine, built-in oven, built-in hob with extractor hood over, double glazed window to rear.

BASEMENT

Bar

7'0" x 14'1" (2.14m x 4.30m)

Vaulted brick ceiling, two radiators, open plan to:

Store Room

7'10" x 6'6" (2.38m x 1.98m)

FIRST FLOOR

Landing

17'0" x 5'9" (5.19m x 1.76m)

Access to large boarded loft space, doors leading to:

Bedroom 1

8'0" x 14'4" (2.44m x 4.38m)

Double glazed window to front, radiator, fitted wardrobes.

Bedroom 2

8'6" x 8'3" (2.58m x 2.51m)

Double glazed window to rear, radiator.

Bedroom 3

8'3" x 8'3" (2.51m x 2.51m)

Double glazed window to side, radiator.

Bathroom

8'3" x 6'6" (2.51m x 1.98m)

Four piece suite comprising, bath, vanity wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Forecourt garden to the front, gated driveway to the side providing ample off road parking. Large tiered garden to the rear with lawn and paved patio with steps leading to further paved patio seating 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. 93.6 sq. metres (1007.4 sq. feet)

