

**Demesne Drive, Stalybridge, SK15 2PP****Offers over £210,000**

This deceptively spacious three-bedroom property is ideally located within a short walking distance of Stalybridge town centre, where a wide range of shops, cafes, and everyday amenities are readily available. The home is perfectly positioned for commuters, offering excellent transport links to the surrounding areas via both train and bus services, while a selection of well-regarded local schools are also within easy reach, making it an ideal choice for families.

Internally, the accommodation is well laid out and offers generous living space throughout. An inviting entrance hall provides access to a good-sized lounge, which flows seamlessly into the dining room in an open-plan arrangement, creating a bright and airy environment ideal for modern family living and entertaining. The dining area in turn opens into the kitchen and utility area, offering practical workspace and storage while maintaining a sociable layout.

To the first floor are three well-proportioned bedrooms, each offering comfortable accommodation, along with a family bathroom.

Externally, the property continues to impress with a lawned garden to the front, enhancing its kerb appeal. To the rear is an enclosed and spacious tiered garden designed for both relaxation and enjoyment, featuring a covered decked seating area ideal for outdoor dining, steps leading to an artificial lawn, and a further raised decking area that provides an additional private space to unwind or entertain.



## GROUND FLOOR

### Entrance Hall

Door to front, double glazed window to side, stairs leading to first floor, door leading to:

### Lounge

18'0" x 11'4" (5.48m x 3.45m)

Double glazed window to rear, double glazed window to front, feature fireplace with inset living flame effect fire, radiator, open plan to:

### Dining Room

7'0" x 10'5" (2.14m x 3.18m)

Double glazed window to rear, radiator, door opening out to rear garden, open plan to:

### Kitchen

10'8" x 7'0" (3.24m x 2.13m)

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

## FIRST FLOOR

### Landing

Door to storage cupboard, doors leading to:

### Bedroom 1

11'5" x 11'4" (3.48m x 3.45m)

Double glazed window to front, radiator, door to storage cupboard.

### Bedroom 2

12'3" x 9'7" (3.74m x 2.92m)

Double glazed window to front, radiator.

### Bedroom 3

6'3" x 11'4" (1.90m x 3.45m)

Double glazed window to rear, radiator.

### Bathroom

5'5" x 9'7" (1.64m x 2.92m)

Three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, two double glazed windows to rear, heated towel rail.

## OUTSIDE

Lawned garden to the front with paved walkway. Enclosed good sized tiered garden to the rear with covered decked seating area with steps leading to artificial lawn and further raised decking area.

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