



Church Walk, Stalybridge, SK15 1BX

Offers over £275,000

This impressive four-bedroom extended family home located on the ever popular Church Walk in Stalybridge, offering spacious and versatile accommodation arranged over two floors, making it an excellent choice for modern family living. The property enjoys a convenient location close to a superb range of local amenities, well-regarded schools and excellent transport links, while Tameside Hospital, the much-loved Stamford Park and the surrounding open countryside are all within easy reach.

The generous accommodation begins with a welcoming entrance hall leading through to a spacious lounge, creating a comfortable reception space for relaxing and entertaining. The extended layout continues into a well-appointed kitchen and a separate dining room, with French doors opening directly onto the rear garden, creating a natural connection between the indoor and outdoor living spaces. The ground floor also provides two bedrooms, offering excellent flexibility for a family, guests or those looking for the convenience of single-level living, both of which are served by a Jack and Jill bathroom.

To the first floor are two further well-proportioned bedrooms together with a separate shower room. The overall arrangement provides an excellent balance of bedroom space and living accommodation, making the property particularly appealing to growing families or buyers requiring additional flexibility for home working, guests or teenagers.

Externally, the property continues to impress with a low-maintenance front garden and driveway providing valuable off-road parking. To the rear is a fully enclosed garden, predominantly laid to lawn and offering a private outdoor space, ideal for children, entertaining or simply enjoying the warmer months.

This substantial extended family home offers impressive flexibility and generous bedroom accommodation all within a desirable Stalybridge setting, early viewing is highly recommended.



GROUND FLOOR

Entrance Hall

5'7" x 4'2" (1.70m x 1.26m)

Stairs, door to:

Lounge

11'4" x 12'10" (3.46m x 3.90m)

Double glazed box window to front, window to rear, radiator, door to:

Kitchen

8'6" x 16'1" (2.59m x 4.90m)

Fitted with a matching range of base and eye level units with worktop space over, sink with drainer, mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven, built-in hob, double glazed window to rear, door to:

Dining Room

13'4" x 11'4" (4.06m x 3.46m)

Window to rear, double door.

Bedroom 3

13'11" x 7'10" (4.24m x 2.39m)

Double glazed window to front, radiator, door to:

Jack and Jill En-suite

5'11" x 7'10" (1.81m x 2.39m)

Three piece suite with comprising, vanity wash hand basin, shower enclosure and low-level WC, heated towel rail, door to:

Bedroom 4

13'4" x 8'9" (4.06m x 2.67m)

Double glazed window to rear, radiator, door to:

FIRST FLOOR

Landing

Bedroom 1

10'5" x 12'9" (3.17m x 3.89m)

Double glazed window to front, radiator, door to:

Bedroom 2

9'5" x 9'0" (2.88m x 2.74m)

Double glazed window to rear, radiator, door to:

Shower Room

6'4" x 6'8" (1.94m x 2.02m)

Three piece suite with comprising, shower area, vanity wash hand basin and low-level WC, double glazed window to rear, radiator, door to:

OUTSIDE

Low maintenance garden to the front with driveway. Enclosed garden to the rear mainly laid to lawn.

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.

WWW.HOMEEA.CO.UK

