



## Demesne Drive, Stalybridge, SK15 2PG

Price £279,300

"Brand New" Three Bedroom, Three Storey Detached Family Home, offering generously sized living accommodation, situated in the highly desirable town of Stalybridge. This individually designed property is deceptively spacious throughout with an excellent sized landscaped garden and parking to the front for the family vehicle.

This handsome property will provide a stunning contemporary family home with the latest energy efficient heat pump installed, this well planned and versatile accommodation briefly comprises: To the ground floor, entrance hallway, lounge, dining room, fitted kitchen with integrated appliances & separate utility room with adjacent cloakroom/WC. To the first floor there are two good sized bedrooms and contemporary bathroom/WC, whilst to the second floor lies the main bedroom with ensuite shower room and fantastic eaves storage area. Externally the property benefits from landscaped garden space and driveway parking, thus ensuring that this property will appeal to even the most discerning of purchasers!

Impressive Family Sized Property - Viewing Highly Recommended!



## GROUND FLOOR

### Entrance Hall

### Lounge

12'10" x 11'11" (3.90m x 3.62m)

### Dining Room

8'10" x 9'9" (2.70m x 2.96m)

### Kitchen

8'11" x 10'4" (2.73m x 3.16m)

### Utility Room

5'10" x 4'4" (1.78m x 1.31m)

### Cloakroom/WC

## FIRST FLOOR

### Landing

### Bedroom 2

10'9" x 8'6" (3.28m x 2.59m)

### Bedroom 3

11'0" x 8'6" (3.35m x 2.59m)

### Bathroom/WC

## SECOND FLOOR

### Landing

### Bedroom 1

13'7" x 15'0" (4.14m x 4.57m)

### En-suite Shower Room

### Storage/Eaves

11'10" x 6'6" (3.63 x 1.99)

## OUTSIDE

### Gardens & Parking

## 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/herself 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.



Total area: approx. 92.6 sq. metres (997.0 sq. feet)

