



## High Bank Avenue, Stalybridge, SK15 2SW

**Offers over £340,000**

Welcome to this charming semi-detached house located on High Bank Avenue in the desirable area of Stalybridge, perfectly positioned in the prime Mottram location. This immaculate property is ready for you to move in and make it your own, offering a wonderful opportunity for families or professional couple

The house features a spacious reception room, ideal for relaxing or entertaining guests. With three well-proportioned bedrooms, there is ample space for everyone to enjoy their own privacy. The bathroom is conveniently located, ensuring comfort and ease for daily routines.

One of the standout features of this property is the large back garden, providing a perfect outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air during the warmer months. Additionally, the property boasts a driveway that can accommodate up to three cars, offering convenience and peace of mind for those with multiple vehicles.

Recent upgrades include a new boiler, ensuring that the home is not only comfortable but also energy-efficient. This property truly represents a fantastic opportunity to secure a lovely family home in a sought-after location. Do not miss the chance to view this delightful house and envision your future in this wonderful setting.





## GROUND FLOOR

### Entrance Hall

15'0" x 4'10" (4.58m x 1.47m)

Storage cupboard, stairs,

### Living Room

15'0" x 13'7" (4.58m x 4.15m)

Window to front, radiator, open plan,

### Dining Room

9'7" x 9'0" (2.91m x 2.74m)

Window to rear, radiator.

### Kitchen

9'7" x 9'5" (2.91m x 2.88m)

Stunning fully integrated kitchen with top and base units. Very well planned out

## FIRST FLOOR

### Landing

8'5" x 7'4" (2.56m x 2.24m)

Window to side, stairs,

### Bathroom

6'9" x 7'4" (2.06m x 2.24m)

Window to rear, 3 piece bathroom

### Bedroom 1

13'5" x 11'1" (4.09m x 3.39m)

Window to front, radiator,

### Bedroom 2

11'2" x 11'1" (3.40m x 3.39m)

Window to rear,

### Bedroom 3

9'4" x 7'4" (2.84m x 2.24m)

Window to side,



Total area: approx. 86.5 sq. metres (931.2 sq. feet)

