Kinder Fold
Stalybridge, SK15 2TJ

Offers over £399,950

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Home Estate Agents are delighted to offer for sale this meticulously renovated two-bedroom bungalow that exemplifies modern luxury and comfort. This residence has been upgraded to an exceptionally high standard, offering a perfect blend of style and functionality. Experience spaciousness and natural light in the open-plan kitchen/diner and lounge. The inclusion of bi-fold doors and ceiling skylights enhances the overall ambiance, allowing natural light to flood the living spaces whilst seamlessly connecting the indoor and outdoor spaces.
Nestled in a peaceful cul-de-sac with incredible long range views to the front and easy access to the surrounding countryside, offering opportunities for scenic walks and outdoor activities. This home has been transformed to offer a perfect blend of contemporary design and comfortable living. Don't miss the opportunity to make this exquisite property your own. **Viewing Highly Recommended**

In brief the accommodation comprises of: Hallway, open plan kitchen/diner and lounge with Bi-fold door, two bedrooms, with bedroom one featuring a Juliet balcony and contemporary four piece bathroom. Double driveway to the to front leading to the garage. Enclosed rear garden with decking area and steps leading up to paved patio and lawn beyond.

GROUND FLOOR

Hallway
Door to side, radiator, door to cloakroom/utility area with plumbing for washing machine and space for tumble dryer, doors leading to:

Kitchen/Diner 16'3" x 20'5" (4.96m x 6.23m)
Fitted with a matching range of base and eye level units with worktop space over, matching island unit with cupboards under and breakfast bar, inset sink and drainer with mixer tap, built-in eye level double oven, built-in induction hob with extractor hood over, integrated fridge/freezer, built-in microwave, built-in dishwasher, double glazed window to side, radiator, open plan to:

Lounge 11'9" x 20'5" (3.57m x 6.23m)
Two radiators, two ceiling skylights, bi-fold door leading out to rear garden.

Bedroom 1 12'10" x 11'2" (3.90m x 3.41m)
Double glazed doors opening out to Juliet balcony, radiator, fitted bedroom furniture.

Bedroom 2 13'0" x 9'2" (3.96m x 2.79m)
Double glazed window to front, radiator, fitted bedroom furniture.

Bathroom 12'6" x 7'0" (3.81m x 2.13m)
Four piece suite comprising double ended bath, vanity wash hand basin, shower area and low-level WC, tiled walls, double glazed window to side, radiator.

OUTSIDE
Double driveway to the front leading to garage, providing ample parking space and convenient storage also benefits from stunning long range views. The rear garden is a private oasis, enclosed for tranquility and security. A thoughtfully designed decking area offers a perfect setting for outdoor gatherings, with steps leading up to a paved patio and a lush lawn beyond.

Garage 22'5" x 9' (6.83m x 2.74m)
Up and over door to front, double glazed window to rear, door to rear.

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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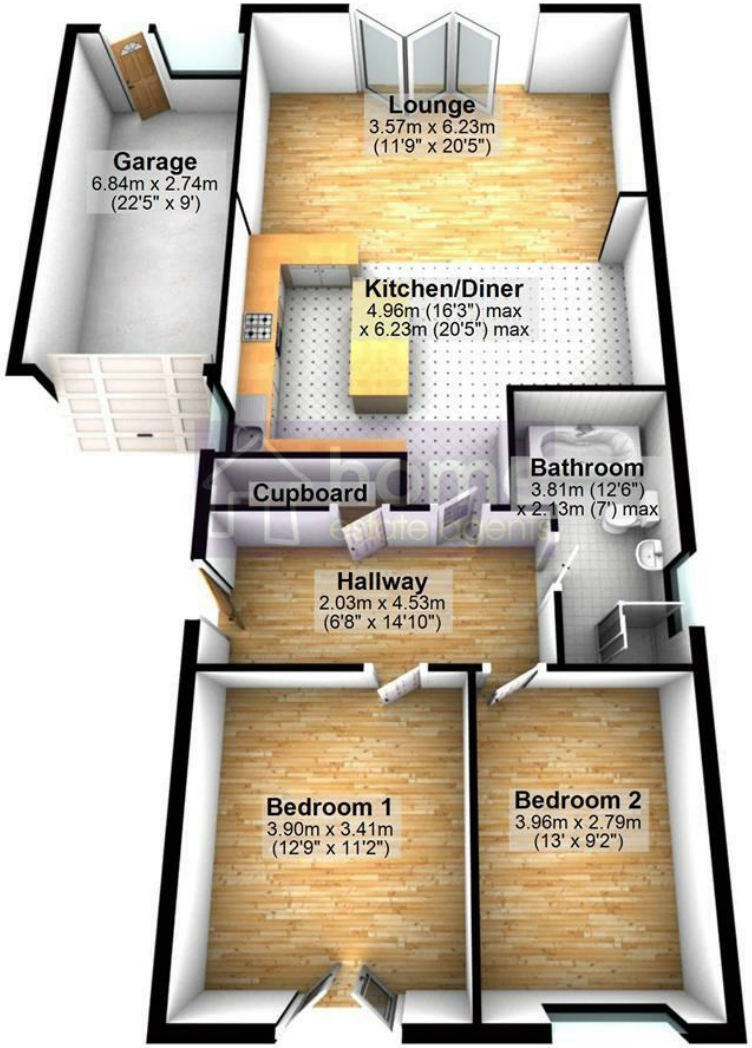
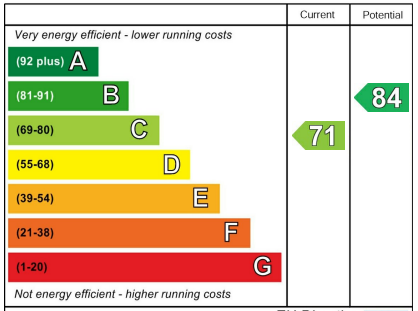
Ground Floor

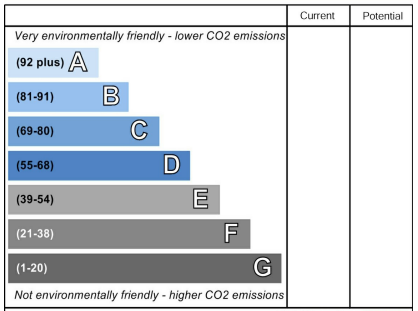


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating



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