



Woodlands Road, Stalybridge, SK15 2SQ

Offers over £335,000

This three-bedroom detached property, situated in the highly desirable Mottram Rise area, is offered for sale with no vendor chain and presents a rare opportunity to secure a home in one of Stalybridge's most sought-after residential locations. The property is perfectly placed for families, with the well-regarded Stalyhill schools close at hand, along with Stalybridge town centre, local shops, and excellent transport links to Manchester and beyond. For those who enjoy the outdoors, the stunning Cheetham Park and Stalybridge Country Park are within walking distance, providing endless opportunities for countryside walks, dog walking, cycling, and family days out.

The accommodation is well planned, with a porch leading into a welcoming hallway, a bright and spacious lounge, and a generous kitchen/diner ideal for family meals and entertaining. The conservatory at the rear provides additional living space and takes full advantage of garden views. On the first floor, there are three well-proportioned bedrooms and a four-piece bathroom suite, offering flexible space for growing families or those looking to create a home office or hobby room.

Externally, the property boasts a lawned front garden with mature planted borders and a driveway leading to the garage, ensuring ample off-road parking. To the rear, the enclosed garden is both private and established, with a paved patio perfect for outdoor seating and dining, along with a lawn framed by mature borders that add character and charm.

While requiring some modernisation, this property holds fantastic potential for a buyer to put their own stamp on it and create a stylish family home tailored to personal taste. Its prime location, generous plot, and no vendor chain make it an excellent opportunity for a wide range of purchasers.



GROUND FLOOR

Hallway

Double glazed window to side, double glazed window to front, radiator, stairs leading to first floor, doors leading to:

Porch

Door to front, double glazed window to front, door leading to:

Lounge

15'9" x 11'7" (4.80m x 3.52m)

Double glazed bow window to front, radiator.

Kitchen/Diner

9'11" x 17'10" (3.01m x 5.44m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, radiator, door leading to:

Conservatory

8'2" x 9'7" (2.49m x 2.93m)

Double glazed windows to sides, door opening out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1

13'0" x 10'6" (3.96m x 3.21m)

Double glazed window to rear, radiator.

Bedroom 2

13'0" x 10'2" (3.97m x 3.09m)

Double glazed window to front, radiator.

Bedroom 3

8'0" x 7'5" (2.43m x 2.26m)

Double glazed window to front, radiator.

Bathroom

10'0" x 7'0" (3.04m x 2.13m)

Four piece suite comprising walk-in shower area, bath, vanity wash hand basin and low-level WC, double glazed window to rear, radiator, heated towel rail.

OUTSIDE

Lawned garden to the front with mature planted borders and driveway leading to the garage. Enclosed garden to the rear with paved patio lawn area with mature planted borders.

Garage

21'0" x 8'1" (6.41m x 2.46m)

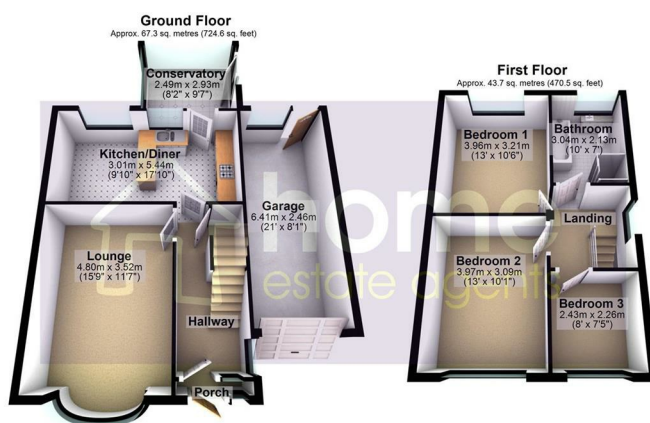
Up and over door to the front, double glazed window to the rear, access door to the rear.

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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Total area: approx. 111.0 sq. metres (1195.1 sq. feet)

