



## Grove Road, Stalybridge, SK15 3BE

### Offers over £340,000

A spacious four-bedroom three-bathroom semi-detached home, extended to the rear, on a quiet, semi-rural development offering versatile accommodation across three floors. Situated in the highly sought-after area of Millbrook, this property is perfectly positioned close to schools, local amenities, and excellent transport links. Enjoy the natural surroundings with easy access to Stalybridge Country Park, scenic countryside, Walkerwood Reservoir, and picturesque canal walks, making it an ideal location for outdoor enthusiasts. There are no other properties overlooking from the front or rear in this semi-rural location.

The ground floor welcomes you with an entrance hall leading to a convenient downstairs WC. The attractive kitchen is finished to a high specification with solid oak workspace and Neff integrated appliances. The spacious lounge seamlessly opens into the conservatory, creating a bright and airy, generous living space that is perfect for both relaxation and entertaining. Engineered wood flooring throughout the lounge and conservatory area. Commercial grade bifold doors open the full width of the property, bringing the outdoors inside.

The first floor boasts three bedrooms, including one with an en-suite shower room. A contemporary family bathroom with full height porcelain tiling serves the remaining two bedrooms, offering functionality. A highlight of this home is the huge second-floor master suite, providing a private retreat with a very large bedroom and an en-suite shower room, with extra space on the landing for relaxing or using as home office space. This floor is ideal for those seeking additional privacy or a luxurious guest space.

Externally, the property benefits from a driveway providing off-road parking, alongside a low-maintenance gravelled garden at the front. The spacious enclosed rear garden offers a private outdoor space with a paved patio area, an artificial lawn for year-round greenery, and a peaceful woodland backdrop.





## GROUND FLOOR

### Entrance Hall

Door to front, radiator, stairs leading to first floor, doors leading to:

### WC

Two piece suite comprising vanity wash hand basin and low-level WC, double glazed window to front. part tiled walls.

### Kitchen

15'7" x 8'4" (4.75m x 2.55m)

Fitted with a matching range of ample base and eye level units with solid oak worktop space over, generous pull-out larder, inset sink with mixer tap, Neff integrated appliances - integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated tumble dryer, built-in Neff 'hide and slide oven, built-in hob with extractor hood over, double glazed window to front, radiator.

### Lounge

9'10" x 16'0" (3.00m x 4.87m)

Designer aluminium, open plan to:

### Conservatory

8'9" x 12'8" (2.67m x 3.86m)

Double glazed window to side, designer aluminium radiator, bi-fold doors extending the full width of the property leading out to rear garden.

## FIRST FLOOR

### Landing

Radiator, stairs leading to second floor, doors leading to:

### Bedroom 1

11'11" x 8'9" (3.63m x 2.67m)

Double glazed window to front, radiator, door leading to:

### En-suite

Three piece suite comprising wash hand basin, shower enclosure and low-level WC, double glazed window to side, radiator, Karndean flooring.

### Bedroom 2

9'7" x 8'9" (2.92m x 2.67m)

Double glazed window to rear, radiator, Karndean flooring.

### Bedroom 3

6'8" x 6'8" (2.04m x 2.03m)

Double glazed window to front, radiator, Karndean flooring.

### Bathroom

6'0" x 6'8" (1.84m x 2.03m)

Three piece suite comprising bath, wash hand basin and low-level WC, double glazed window to rear, radiator, porcelain tiling to floor and walls.

## SECOND FLOOR

### Landing

Velux window, door to storage cupboard, housing a high

specification Worcester Bosch combi boiler (newly installed in 2002). door leading to:

### Bedroom 4

14'9" x 12'4" (4.50m x 3.75m)

Double glazed window to front, radiator, door leading to:

### En-suite

6'4" x 6'4" (1.92m x 1.93m)

Three piece suite comprising wash hand basin, shower enclosure and low-level WC, velux window, radiator, Karndean flooring.

## OUTSIDE

Driveway to the front providing off-road parking for two vehicles and gravelled garden area. Enclosed garden to the rear with paved patio area and artificial lawn.

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