



## Spindle Avenue, Stalybridge, SK15 3DU

**Offers over £225,400**

Located in a popular area in Stalybridge is this three bedroom quasi semi detached property offering family sized accommodation close to schools, local amenities and transport links and only a full personal inspection will fully reveal the accommodation that is on offer.

The well planned and deceptively spacious accommodation is in need of some general updating but has been well cared for by the present owners and briefly comprises: To the ground floor entrance hallway, lovely sized bright and airy lounge through dining room with door to rear garden and a fitted kitchen. Whilst to the first floor there are three good sized bedrooms and four piece family bathroom/WC.

To the outside there are good sized gardens to the front with driveway for two vehicles, whilst to the rear is fantastic sized garden. The property is located in a quiet and popular location and is sure to appeal to even the most discerning of purchasers!

"Chain Free" Viewing Highly Recommended!





## GROUND FLOOR

### Hallway

14'5" x 4'6" (4.39m x 1.37m)

Upvc double glazed front door, stairs to the first floor, storage cupboard and radiator.

### Lounge/Dining Room

17'0" x 16'4" (5.17m x 4.99m)

Window to rear, double glazed door to the rear garden, fitted feature fire surround, dining area with hatch to kitchen, ceiling cornices and radiator.

### Kitchen

8'7" x 11'7" (2.62m x 3.52m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, fitted four ring electric hob with extractor hood above and electric oven below, part tiled walls, window to front, space for fridge freezer, tiled floor, recess storage cupboard housing the gas central heating boiler.

## FIRST FLOOR

### Landing

Access to roof void

### Bedroom 1

10'1" x 10'3" (3.07m x 3.12m)

Fitted wardrobes and drawer units, window to rear, radiator.

### Bedroom 2

14'9" x 8'7" (4.49m x 2.62m)

Window to front, radiator.

### Bedroom 3

10'1" x 5'10" (3.07m x 1.77m)

Window to rear, radiator.

### Bathroom/WC

Fitted four piece bathroom suite comprising: Panelled bath, separate shower cubicle with mixer shower, vanity wash hand basin, low level WC, tiled walls, tiled floor, window to front and radiator.

## OUTSIDE

### Gardens & Driveway

To the outside there are good sized gardens to the front with driveway for two vehicles, whilst to the rear is fantastic sized garden.

## 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.

