



Grey Street, Stalybridge, SK15 2NR

Offers over £269,950

This four-bedroom end-terrace home offers generous accommodation spread over three floors, making it an excellent choice for families or those seeking additional space. Ideally situated within close proximity to Stalybridge town centre, it provides easy access to a range of local amenities, including shops, restaurants, and supermarkets. The property is also well-connected by public transport, with both the train and bus stations just a short distance away, offering convenient links to surrounding areas.

Upon entering, the welcoming hallway leads to a lounge that flows into the open-plan dining area, creating a versatile and sociable living space. French doors from the dining room open directly onto the enclosed paved rear garden, allowing for easy indoor-outdoor living. The kitchen, positioned separately, is well-sized and provides ample storage and worktop space, making it practical for everyday use.

The first floor comprises three well-proportioned bedrooms, each offering flexibility for a variety of uses, whether as sleeping quarters, a home office, or a study space. The four-piece family bathroom features both a bathtub and a separate shower.

A further bedroom is located on the second floor, offering a private and peaceful retreat.

Externally, the enclosed rear garden is low-maintenance and provides a private outdoor area, ideal for relaxation or entertaining. The property is within walking distance of highly regarded schools, making it a great option for families with children. Cheetham Park is also nearby, providing green open spaces for recreation and leisure.

With its spacious layout, excellent location, and easy access to local amenities and transport, this home presents a fantastic opportunity for buyers looking to settle in Stalybridge. ****Viewing Highly Recommended****



GROUND FLOOR

Hallway

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

Lounge

12'9" x 11'1" (3.88m x 3.38m)

Double glazed window to front, radiator, open plan to:

Dining Room

11'6" x 13'11" (3.50m x 4.25m)

Radiator, double glazed French doors leading out to rear, door leading to:

Kitchen

11'5" x 6'8" (3.49m x 2.03m)

Fitted with a matching range of base and eye level units with worktop space over, twin bowl belfast style sink with mixer tap, tiled splashbacks, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, double glazed window to side, radiator, door to side leading out to rear garden.

FIRST FLOOR

Landing

Stairs leading to second floor, doors leading to:

Bedroom 2

11'10" x 9'1" (3.61m x 2.77m)

Double glazed window to rear, radiator.

Bedroom 3

7'5" x 11'11" (2.27m x 3.64m)

Double glazed window to rear, radiator.

Bedroom 4

11'10" x 7'7" (3.61m x 2.31m)

Double glazed window to front, radiator.

Bathroom

12'4" x 4'6" (3.77m x 1.37m)

Four piece suite comprising bath, wash hand basin, shower area and low-level WC, part tiled walls, radiator, double glazed window to rear.

SECOND FLOOR

Bedroom 1

13'0" x 15'10" (3.96m x 4.83m)

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

Storage

Double glazed velux window to front.

OUTSIDE

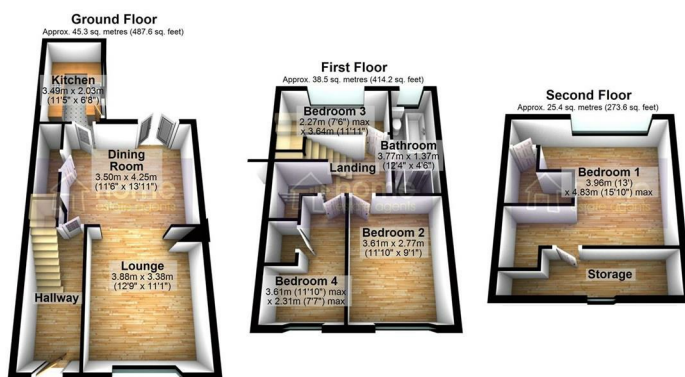
Enclosed paved garden to the rear with decking seating area.

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. 109.2 sq. metres (1175.4 sq. feet)

