



Pear Tree Drive, Stalybridge, SK15 2PY

Offers over £240,000

Located on a quiet cul de sac within walking distance to Stalybridge Town centre is this "Chain Free" three bedroom semi detached property offering family sized accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation has been well cared for over the years and briefly comprises : Entrance porch, great sized lounge and fitted dining kitchen to the ground floor, whilst to the first floor there are three good sized bedrooms and a shower room/WC. To the outside the property has a garden to the front with paved driveway for two vehicles, whilst to the rear is a lovely sized garden being paved for ease of maintenance. The property is double glazed and central heated and only a full personal inspection will reveal the quality of property that is on offer.

"Chain Free" - View Early To Avoid Disappointment!



GROUND FLOOR

Porch

Upvc double glazed front door and windows to front and sides, tiled floor, glazed door to lounge

Lounge

15'9" x 14'8" (4.80m x 4.46m)

Two Upvc double glazed windows front, fitted feature fire surround with fire inset, open plan staircase to the first floor, TV aerial point, radiator.

Kitchen/Dining Room

8'3" x 14'8" (2.51m x 4.46m)

Fitted with a matching range of base and wall units incorporating a single drainer sink and work tops over, space for cooker with extractor hood above, space for fridge/freezer, dining area, space and plumbing for the washing machine, part tiled walls, gas central heating boiler, two Upvc double glazed windows to the rear, Upvc half double glazed door to the rear garden and radiator.

FIRST FLOOR

Landing

Double glazed window to side, dado rail, access to roof void

Bedroom 1

14'1" x 8'6" (4.28m x 2.59m)

Two double glazed windows to front, radiator.

Bedroom 2

9'11" x 8'6" (3.03m x 2.59m)

Two double glazed window to rear, radiator.

Bedroom 3

13'0" x 5'10" (3.96m x 1.77m)

Double glazed window to front, radiator.

Shower Room/Wet Room

Window to rear, wet room with electric shower, pedestal wash hand basin, low level WC, fully tiled walls, radiator

OUTSIDE

Gardens & Driveway

To the front is a garden with shaded garden area and mature bushes, paved driveway potentially for two vehicles, wrought iron gate to the rear garden which is shaded and paved for ease of maintenance, mature bushes and cherry tree, fenced boundaries.

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.



Total area: approx. 68.2 sq. metres (734.4 sq. feet)

