



## Laurel Bank, Stalybridge, SK15 2HN

**Offers over £375,000**

Situated on a generous corner plot in an elevated position at the edge of Cheetham Park, this well-presented four-bedroom semi-detached family home on Laurel Bank enjoys stunning long range views while offering spacious and versatile accommodation ideally suited to modern family living. The property enjoys a highly convenient position within walking distance of local shops, cafés and restaurants, and is close to well-regarded schools including St Peter's Catholic Primary and Gorse Hall Primary and Nursery School. For commuters, regular local bus routes are easily accessible and Stalybridge Station is approximately a twenty-minute walk away, providing frequent transport links into Manchester and surrounding areas.

The accommodation is thoughtfully arranged and begins with an inviting porch leading into a welcoming entrance hall. To the front of the property is a comfortable lounge featuring a log burner, creating a warm and cosy focal point. To the rear, the heart of the home is the impressive open plan kitchen and dining area, seamlessly flowing into a family room. French doors open directly onto the rear garden, enhancing the sense of space and making it ideal for both everyday living and entertaining. A separate utility room provides additional practicality and offers internal access to the garage.

To the first floor, there are four well-proportioned bedrooms to accommodate the whole family. The main bedroom benefits from a four-piece en-suite bathroom, offering both convenience and a touch of luxury, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property continues to impress. To the front, there is a lawned garden alongside a block paved driveway providing ample off-road parking. The enclosed rear and side gardens offer a private outdoor space for families to enjoy, with an artificial lawn to the side and a paved patio area to the rear, complemented by raised planted borders.





## GROUND FLOOR

### Porch

Double glazed sliding patio door to the front, door leading to:

### Hall

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

### Lounge

14'10" x 12'6" (4.53m x 3.81m)

Double glazed window to front, feature inglenook fireplace with log burner, radiator.

### Kitchen/Diner

9'6" x 19'0" (2.89m x 5.79m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for dishwasher, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door leading to utility, open plan to:

### Family Room

8'9" x 10'0" (2.66m x 3.06m)

Double glazed windows to sides, radiator, double glazed French doors opening to rear garden.

### Utility

6'0" x 10'6" (1.83m x 3.20m)

Fitted with base cupboards with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, double glazed window to rear, door leading to garage, door leading out to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Master Bedroom

15'8" x 10'5" (4.77m x 3.18m)

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

### En-suite Bathroom

8'4" x 10'5" (2.54m x 3.18m)

Four piece suite comprising panelled bath, vanity wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

### Bedroom 2

11'8" x 11'2" (3.56m x 3.41m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom 3

10'6" x 11'2" (3.19m x 3.41m)

Double glazed window to rear, radiator.

### Bedroom 4

8'10" x 8'11" (2.68m x 2.71m)

Double glazed window to front, radiator.

### Bathroom

5'5" x 7'0" (1.66m x 2.14m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

## OUTSIDE

Lawned garden and block paved driveway to the front leading to the integral garage. Artificial lawn to the side and paved patio area to the rear with raised planted borders.

### Garage

16'9" x 10'6" (5.11m x 3.20m)

Up and over door to the front, 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.

[WWW.HOME EA.CO.UK](http://WWW.HOME EA.CO.UK)



Total area: approx. 133.8 sq. metres (1440.4 sq. feet)

