



Hawthorn Drive
Stalybridge, SK15 1UE

Offers over £279,950

Offered for sale is this well presented and attractive three bedroom home, occupying a desirable position within a highly sought-after area of Stalybridge. The property enjoys a fantastic location with a wealth of local amenities, well-regarded schools and excellent transport links all within easy reach, making it perfectly suited to families, first-time buyers and commuters alike. For those who enjoy the outdoors, Gorse Hall is just a short distance away, offering beautiful open green space, woodland walks and far-reaching views across the surrounding countryside.

The accommodation is well maintained throughout. An inviting entrance hall leads into a cosy sitting room, ideal for relaxing, along with a useful downstairs WC. The generous lounge is a bright and airy space, benefitting from a window to the front as well as French doors opening out to the rear garden, allowing for an abundance of natural light and a pleasant outlook. The kitchen is well appointed, offering ample storage and worktop space, making it ideal for everyday family life and entertaining. To the first floor, there are three well proportioned bedrooms, all offering versatile space for a growing family, guest accommodation or home working. The four piece bathroom suite includes both a bath and separate shower, catering to all needs.

Externally, the home boasts strong kerb appeal with a double driveway to the front providing ample off-road parking. The enclosed rear garden has been thoughtfully designed to take full advantage of its elevated position, with a paved patio area perfect for outdoor dining while enjoying long range views. Steps lead down to a low maintenance artificial lawn, with a further paved seating area below, offering multiple spaces to relax or entertain.

This is a superb opportunity to acquire a well located home, in a popular residential areas. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Hall

Door to side, double glazed window to side, doors leading to:

Sitting Room 13'8" x 8'6" (4.16m x 2.59m)

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

WC

Tow piece suite comprising vanity wash hand basin and low-level WC.

Lounge 19'3" x 12'10" (5.87m x 3.91m)

Double glazed bay window to front, two double glazed windows to rear, feature fireplace with inset living flame effect fire, double glazed French doors opening to rear garden, door to stairs leading to first floor, door leading to:

Kitchen 9'0" x 11'4" (2.74m x 3.45m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 10'3" x 10'6" (3.12m x 3.20m)

Double glazed window to front, radiator.

Bedroom 2 9'0" x 10'6" (2.74m x 3.20m)

Double glazed window to rear, radiator.

Bedroom 3 6'9" x 10'5" (2.05m x 3.18m)

Double glazed window to front, radiator.

Bathroom

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

OUTSIDE

Double driveway to the front. Enclosed garden to the rear with paved patio area benefitting from long range views and steps leading down to artificial lawn and father paved patio area.

DISCLAIMER

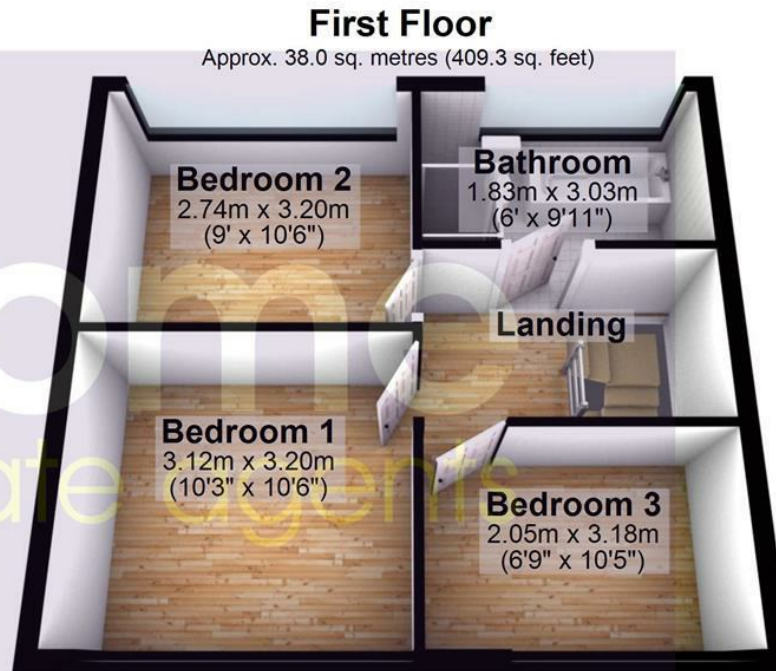
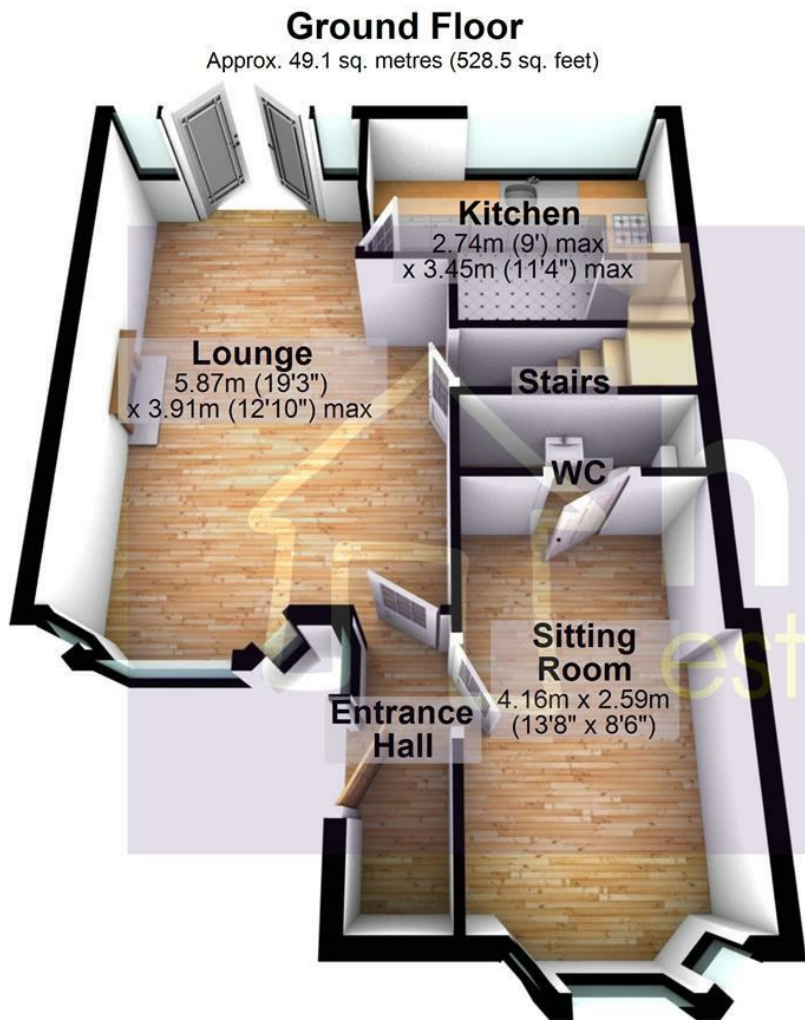
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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. 87.1 sq. metres (937.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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