home estate agents

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Staley Hall Road, Stalybridge, SK15 3DP

Offers over £289,950

Nestled on the charming Staley Hall Road in Stalybridge, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in this area.

Stalybridge is known for its friendly community and excellent local amenities, including shops, schools, and parks, all within easy reach. This home not only offers a comfortable living space but also the chance to enjoy the vibrant lifestyle that Stalybridge has to offer.

Whether you are a first-time buyer or looking to settle into a family home, this property presents an excellent opportunity. With its appealing layout and convenient location, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.







GROUND FLOOR

Entrance Vestibule
2'6" x 3'10" (0.76m x 1.16m)
Door to front, door leading to:

Hall
11'0" x 3'10" (3.36m x 1.16m)
Stairs leading to first floor, door to storage cupboard, doors leading to:

Lounge
10'10" x 12'9" (3.30m x 3.88m)
Double glazed window to front, radiator.

Dining Room
8'6" x 16'10" (2.60m x 5.14m)
Radiator, two open plan archways leading to:

Kitchen
6'7" x 8'10" (2.00m x 2.69m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, built-in eye level oven, built-in hob with extractor hood over, double glazed window to rear.

Utility Area
6'7" x 7'9" (2.00m x 2.35m)
Double glazed window to rear, door leading out to rear garden.

FIRST FLOOR

Landing
Double glazed window to side, doors leading to:

Bedroom 1
11'0" x 10'2" (3.35m x 3.09m)
Double glazed window to front, radiator.

Bedroom 2
11'3" x 10'0" (3.42m x 3.05m)
Double glazed window to rear, radiator.

Bedroom 3
8'0" x 6'5" (2.44m x 1.96m)
Double glazed window to front, radiator.

Bathroom
5'5" x 6'5" (1.65m x 1.95m)
Four piece suite comprising, bath, wash hand basin, shower enclosure and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

SECOND FLOOR

Loft Room
10'7" x 16'10" (3.22m x 5.14m)
Double glazed velux window to rear, radiator.

OUTSIDE
Lawned garden to the front and driveway leading to the garage. Enclosed garden to the rear and side with paved patio and lawned area.

Garage
16'10" x 8'10" (5.13m x 2.69m)
Double doors to the front.

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. 119.3 sq. metres (1283.7 sq. feet)







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