



Ashes Close, Stalybridge, SK15 2RQ

Offers in the region of £310,000

This three-bedroom mid-townhouse offers spacious and versatile accommodation spread over three floors, making it an ideal home for families and professionals alike. Located in a highly sought-after area of Stalybridge, the property enjoys plenty of nearby green spaces and countryside walks, while still being within easy reach of local amenities, well-regarded schools, excellent transport links, and Stalybridge Town Centre.

Upon entering, the ground floor welcomes you with a hallway leading to a versatile family room, which could be used as a home office, playroom, or additional lounge space.

The first floor boasts a well-proportioned lounge, filled with natural light, creating a comfortable and inviting living space. The modern kitchen/diner is perfect for entertaining and family meals, featuring ample storage and worktop space. A family bathroom is also situated on this floor.

Upstairs, the second floor comprises three well-sized bedrooms, including a master bedroom with an en-suite shower room, providing added privacy and comfort. The additional two bedrooms are ideal for children, guests, or even a home office setup.

Externally, the property benefits from a block-paved driveway to the front, providing off-road parking and access to the garage. To the rear, an enclosed garden offers a private outdoor retreat, featuring a paved patio and raised borders, making it the perfect space for relaxing or entertaining.

With its well-designed layout, prime location, and excellent amenities nearby, this property offers a fantastic opportunity to acquire a spacious family home in the heart of Stalybridge.



GROUND FLOOR

Hall

Door to front, door leading to:

Family Room

12'0" x 15'3" (3.67m x 4.64m)

Double glazed window to rear, radiator, stairs leading to first floor, double glazed sliding door leading out to rear garden.

FIRST FLOOR

Landing

Stairs leading to second floor, doors leading to:

Lounge

12'1" x 15'3" (3.69m x 4.64m)

Double glazed window to front, radiator.

Kitchen/Diner

15'5" x 8'6" (4.70m x 2.59m)

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

Bathroom

6'0" x 6'1" (1.82m x 1.86m)

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

SECOND FLOOR

Landing

Door to storage cupboard, doors leading to:

Bedroom 1

13'4" x 9'5" (4.07m x 2.87m)

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

En-suite

5'5" x 5'6" (1.66m x 1.68m)

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

Bedroom 2

14'9" x 8'8" (4.49m x 2.64m)

Double glazed window to front, radiator.

Bedroom 3

12'1" x 6'3" (3.69m x 1.91m)

Double glazed window to front, radiator.

OUTSIDE

Block paved driveway to the front leading to the garage. Enclosed garden to the rear with paved patio area and planted borders.

Garage

16'1" x 11'6" (4.89m x 3.50m)

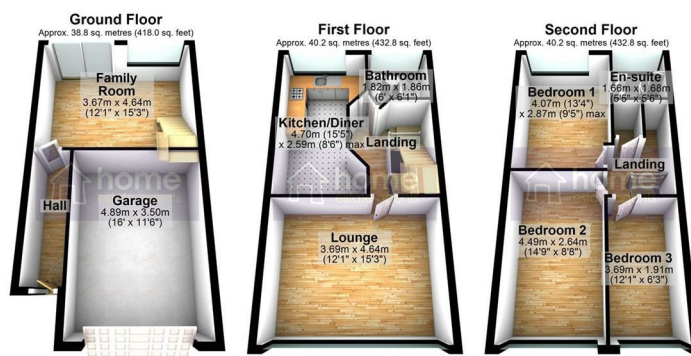
Up and over door to front.

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. 119.2 sq. metres (1283.6 sq. feet)

