



## Staveley Avenue, Stalybridge, SK15 1BU

**Price £230,000**

Nestled on the charming Staveley Avenue in Stalybridge, this impressive semi-detached house offers a perfect blend of modern living and spacious comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The home boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The heart of the home is undoubtedly the newly fitted modern kitchen, which is both stylish and functional, making it a delight for any cooking enthusiast. Additionally, the property features a contemporary bathroom, ensuring that your daily routines are both comfortable and enjoyable. A new boiler has also been installed, providing peace of mind and efficiency for your heating needs.

Outside, there is convenient parking for one vehicle, adding to the practicality of this lovely home. The large extended layout enhances the living space, making it perfect for those who appreciate room to breathe and grow.

This property on Staveley Avenue is not just a house; it is a place where you can create lasting memories. With its modern amenities and spacious design, it is a wonderful opportunity for anyone looking to settle in a welcoming community. Do not miss the chance to make this delightful home your own.



## GROUND FLOOR

### Entrance Hall

14'0" x 3'11" (4.27m x 1.20m)

Front door leading to stairs & living room

### Reception Room

14'0" x 12'0" (4.27m x 3.66m)

Bay window to front double glazed

### Dining Room

12'0" x 8'0" (3.66m x 2.43m)

Double door double glazed leading into the garden

### Utility Room

4'0" x 8'0" (1.22m x 2.44m)

Toilet, sink and location for washer & dryer. Double glazed window

### Kitchen

14'0" x 5'3" (4.27m x 1.61m)

Beautiful white & wood effect kitchen. White base units and work effect top units. 2 double glazed windows. 2 doors. 1 leading to front of property and 1 leading to back garden

### Inner Hallway

3'0" x 8'0" (0.91m x 2.44m)

Hallway between living room, dining room, utility and kitchen

## FIRST FLOOR

### Bedroom 1

9'0" x 12'0" (2.74m x 3.66m)

Window to front. Double glazed

### Walk-in Wardrobe

4'0" x 5'0" (1.22m x 1.52m)

Open plan

### Storage

4'8" x 2'0" (1.42m x 0.62m)

### Bedroom 2

15'0" x 8'0" (4.57m x 2.44m)

Window to rear double glazed and window to the front double glazed

### Bedroom 3

10'0" x 8'0" (3.05m x 2.44m)

Window to rear double glazed

### Bathroom

8'0" x 7'0" (2.44m x 2.13m)

New bathroom 3 piece suit. Toilet, sink and big walk in shower

## Landing

1'8" x 7'0" (0.51m x 2.13m)

Sliding door, door.

## OUTSIDE

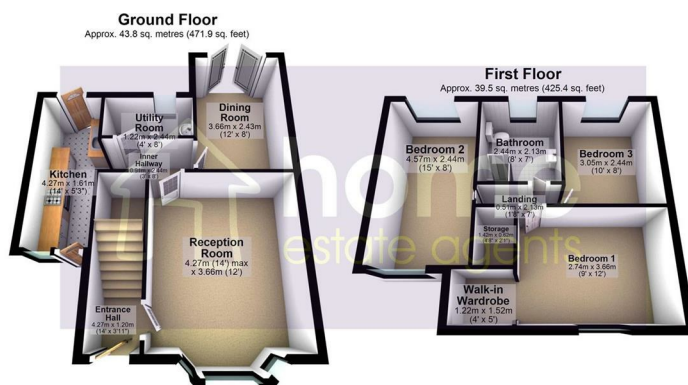
Front - driveway for 1 car & steps leading up to the property

Back - garden is very large and is a 2 tier garden. Shed and vegetable raise beds

## 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. 83.4 sq. metres (897.3 sq. feet)

