



Rayners Close, Stalybridge, SK15 1TJ

Offers over £350,000

A beautifully presented and spacious three-bedroom detached family home, perfectly positioned on a sought-after residential development in Stalybridge. This attractive property is ideally located close to a range of well-regarded schools, everyday amenities, and excellent transport connections, including Stalybridge train station just under a mile away—ideal for commuters. Cheetham Park is also nearby, offering a fantastic green space for walks, play, or simply enjoying the outdoors.

The ground floor offers a welcoming entrance hall leading into a bright and airy lounge that flows seamlessly into a stunning conservatory with a solid roof, providing a versatile space that can be enjoyed all year round. French doors open directly onto the rear garden, creating the perfect setting for entertaining or family relaxation. The property also benefits from a separate dining room for more formal occasions, and a well-appointed kitchen fitted with a range of units and ample workspace. A downstairs cloakroom and a practical utility room—formed from part of the original garage—add further functionality to the ground floor.

Upstairs, the home features three well-proportioned bedrooms. The main bedroom enjoys the added luxury of a modern en-suite shower room, while the remaining bedrooms are served by a stylish and contemporary family bathroom.

Externally, the property offers excellent kerb appeal, with a neat lawn to the front, planted borders, and a double driveway leading to the garage. The rear garden is a beautifully maintained and enclosed outdoor space, featuring a paved patio, a central lawn surrounded by mature planting, and a raised feature patio seating area—perfect for al fresco dining or enjoying the sunshine.

This fantastic home offers generous living accommodation, versatile space, and a prime location, making it an ideal choice for families, professionals, or anyone seeking a move-in-ready home close to everything Stalybridge has to offer.



GROUND FLOOR

Hall

Door to front, open plan to dining room, doors leading to:

Utility Room

9'9" x 13'3" (2.97m x 4.05m)

Plumbing for washing machine, space for tumble dryer, radiator, door to garage, door leading to:

Cloakroom

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

Dining Room

12'6" x 7'10" (3.81m x 2.38m)

Double glazed box window to front, radiator, Karndean flooring, door leading to:

Kitchen

11'7" x 6'1" (3.53m x 1.85m)

Fitted with a matching range of base and eye level units with quartz worktop space over, inset sink with mixer tap, tiled splashbacks, integrated fridge, integrated wine cooler, integrated dishwasher, built-in oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, radiator, door leading out to side.

Lounge

11'7" x 14'3" (3.53m x 4.34m)

Double glazed window to rear, radiator, stairs leading to first floor, open plan to:

Family Room

10'2" x 8'7" (3.09m x 2.61m)

Double glazed windows to sides, solid pitch roof, radiator, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, radiator, doors leading to:

Bedroom 1

9'6" x 13'4" (2.89m x 4.07m)

Three double glazed windows to front, radiator, fitted wardrobes.

En-suite

6'10" x 6'11" (2.08m x 2.12m)

Three piece suite comprising vanity wash hand basin, shower area and low-level WC, tiled walls, double glazed window to front, radiator.

Bedroom 2

12'11" x 10'10" (3.93m x 3.29m)

Double glazed window to rear, radiator.

Bedroom 3

11'7" x 6'8" (3.53m x 2.03m)

Double glazed window to rear, radiator.

Bathroom

8'2" x 5'0" (2.49m x 1.53m)

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

OUTSIDE

Small lawned area to the front with planted borders and double driveway leading to the garage. Enclosed garden to the rear with paved patio, lawn area with planted borders and raised feature seating area with electric lighting.

Garage

6'2" x 8'2" (1.88m x 2.50m)

Up and over door 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.

WWW.HOME EA.CO.UK

