



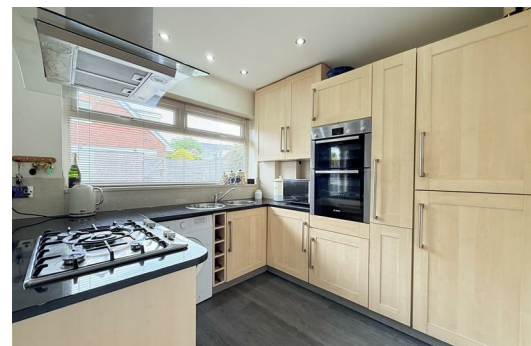
## Brushes Road, Stalybridge, SK15 3EF

### Offers over £240,000

This well presented three bedroom semi detached property occupies a generous corner plot in an incredibly desirable residential area, making it an ideal choice for families, first time buyers, and those looking to enjoy both convenience and outdoor living. The home is ideally positioned close to a range of local amenities including shops, well regarded schools, and excellent transport links, ensuring easy access to everything required for day to day living. Beautiful open views, nearby reservoir walks, and the scenic surroundings of Stalybridge Country Park are all within easy reach, offering the perfect setting for nature lovers and outdoor enthusiasts alike.

Internally, the accommodation comprises an entrance vestibule leading into a comfortable and welcoming lounge, while the spacious kitchen/diner to the rear provides an excellent space for both everyday family living and entertaining. To the first floor there are three well proportioned bedrooms together with a family bathroom.

Externally, the property enjoys the benefits of its corner plot position with lawned gardens extending to the front and side elevations, creating an attractive outdoor space with further potential. To the rear is an enclosed garden featuring lawned areas, paved pathways, and access to the detached garage, which is positioned to the side of the property and benefits from driveway parking in front. The combination of generous outdoor space, desirable location, and practical family accommodation makes this an excellent opportunity for prospective purchasers.



## GROUND FLOOR

### Entrance Vestibule

Door to front, double glazed window to front, radiator, door leading to:

### Lounge

14'9" x 12'4" (4.49m x 3.75m)

Double glazed bay window to front, feature fireplace with inset living flame effect fire, stairs leading to first floor, door to storage cupboard, door leading to:

### Kitchen/Diner

8'11" x 15'4" (2.71m x 4.67m)

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

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Bedroom 1

11'6" x 9'4" (3.50m x 2.85m)

Double glazed window to rear, radiator.

### Bedroom 2

11'1" x 9'4" (3.38m x 2.85m)

Double glazed window to front, radiator.

### Bedroom 3

7'10" x 6'4" (2.39m x 1.93m)

Double glazed window to front, radiator.

### Bathroom

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

## OUTSIDE

Lawned gardens to the front and side. Enclosed garden to the rear.

### Garage

Window to front, Up and over door to the front, access door to the rear garden.

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