



Huddersfield Road, Stalybridge, SK15 3NP

Price £290,000

Nestled on Huddersfield Road in the charming area of Carrbrook, Stalybridge, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for gatherings with friends and family.

The house boasts a recently updated bathroom, ensuring a fresh and contemporary feel. A new boiler has been installed within the last six months, providing peace of mind and energy efficiency. The entrance hall, lounge, stairs, and landing have all been fitted with new carpets, adding a touch of elegance and warmth to the home.

One of the standout features of this property is the very large landscaped back garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The off-road parking accommodates up to three vehicles, offering convenience and security.

Additionally, a new composite front door enhances the property's curb appeal while providing durability and insulation. This home is not only well-maintained but also conveniently located, facing Stamford Golf course making it an excellent choice for those looking to settle in a friendly community.

In summary, this semi-detached house on Huddersfield Road is a wonderful opportunity for anyone seeking a spacious and modern family home in Stalybridge. With its attractive features and ample outdoor space, it is sure to impress.



GROUND FLOOR

Entrance Hall

6'7 x 5'5 (2.01m x 1.65m)

Window to front double glazed, leading to staircase with closet storage underneath also leads to living room and dining room. New carpets

Living Room

12'5" x 11'3" (3.78m x 3.42m)

Double glazed bay fronted window to front, double radiator, door to: entrance hall. New carpet

Dining Room

12'4" x 11'3" (3.75m x 3.42m)

Radiator, open planned leading to kitchen, double glazed patio doors leading to the garden

Kitchen

9'1" x 5'5" (2.78m x 1.66m)

Double glazed window overlooking the garden. Electric cooker with four gas ringed hob.

FIRST FLOOR

Landing

7'7 x 5'9 (2.31m x 1.75m)

Double glazed window to side, stairs with new carpet

Bedroom 1

12'5" x 10'11" (3.78m x 3.33m)

Doubled glazed bay window to front, radiator, freestanding wardrobes and drawers, door to: landing

Bedroom 2

12'4" x 10'11" (3.75m x 3.33m)

Double glazed window to rear over looking the garden, radiator, fitted wardrobes, bedside cabinets, door to: landing

Bedroom 3

8'1" x 5'9" (2.46m x 1.74m)

Double glazed window to front, built in storage cupboard, radiator, door to: landing

Wet Room

7'8 x 5'9 (2.34m x 1.75m)

Double glazed window to rear, door to: landing. Modernised wet room

OUTSIDE

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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. 77.0 sq. metres (829.3 sq. feet)

