



Harridge Avenue, Stalybridge, SK15 3EQ

Offers over £170,000

Situated on Harridge Avenue in the charming town of Stalybridge, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts three generously sized bedrooms, providing ample space for relaxation and rest. The well-appointed reception room offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house features a modern bathroom, ensuring convenience for daily routines. A notable highlight is the expansive back garden, which is not only a wonderful space for outdoor activities but also adorned with fruit trees, inviting you to enjoy the fruits of your labour. This garden is a true sanctuary, ideal for family gatherings or simply unwinding in nature.

For those who value sustainability, the property includes a driveway with an electric vehicle charging point, catering to the needs of modern living. The surrounding area is renowned for its beautiful landscapes, making it a perfect location for leisurely walks and immersing oneself in the tranquillity of nature.

Constructed with Accrington Brick, this home combines traditional charm with contemporary living. With its prime location and ample amenities, this property is a rare find in Stalybridge. Whether you are looking to settle down or invest, this house offers a wonderful blend of comfort and convenience. Do not miss the chance to make this lovely home your own.



GROUND FLOOR

Entrance Hall

12'0" x 2'6" (3.66m x 0.77m)

Stairs, door to:

Living Room

12'0" x 10'0" (3.66m x 3.05m)

Window to front, door to:

Kitchen

10'0" x 12'10" (3.05m x 3.92m)

Window to rear, three doors.

FIRST FLOOR

Landing

Bedroom 1

12'0" x 6'6" (3.66m x 1.98m)

Window to front, door to:

Bedroom 2

10'0" x 6'6" (3.05m x 1.98m)

Window to rear, door to:

Bedroom 3

7'0" x 6'0" (2.14m x 1.84m)

Window to rear, door to:

Bathroom

Window to front, door to:

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. 49.6 sq. metres (533.9 sq. feet)

