



Quarry Rise, Stalybridge, SK15 1US

Offers over £275,000

Fantastic family sized living accommodation is afforded by this three bedroom semi detached property, occupying a fine and generous sized plot, being beautifully appointed and well presented the property as previously mentioned offers family sized and ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and spacious accommodation has been well cared for and much improved by the present owners and briefly comprises: To the ground floor, large Entrance hallway, great sized, lovely bright and airy lounge, great sized fitted dining kitchen with breakfast bar and patio doors to the good sized and tiered rear garden. Whilst to the first floor there are three excellent sized bedrooms (Main Bedroom & Bedroom 3 having impressive long range views) and a bathroom/WC. To the outside the property boasts a driveway and lawned garden leading to the garage providing parking for the family vehicle, there is also a lovely sized and well maintained tiered rear garden with astro turfed lawned area and private composite decked patio area and personal door to the garage.

The property is Upvc double glazed and central heated ensuring that this property will appeal to even the most discerning of purchasers!

Impressive Property Throughout - View Early to Avoid Disappointment!



GROUND FLOOR

Entrance Hall

Composite double glazed front door, windows to front & sides, stairs to the first floor and radiator.

Lounge

13'2" x 14'8" (4.01m x 4.46m)

Upvc double glazed window to the front, fitted feature fire surround with fire inset, TV aerial point, double doors to the great sized fitted dining kitchen and radiator.

Kitchen/Dining Room

10'2" x 18'3" (3.11m x 5.55m)

Being of a great sized and fitted with a matching range of base and eye level units with single drainer sink unit and work tops over, fitted gas hob with electric oven below and extractor hood above, space for American style fridge/freezer, integrated dishwasher, plumbing and space for automatic washing machine, Upvc double glazed window to the rear, Upvc double glazed patio doors to the good sized rear garden, breakfast bar to the kitchen and dining area, inset ceiling spot lights and radiator.

FIRST FLOOR

Landing

Window to side, access to roof void and storage cupboard.

Bedroom 1

11'7" x 10'5" (3.52m x 3.18m)

Window to front with impressive long range views, fitted wardrobe with sliding glazed and mirrored doors, radiator.

Bedroom 2

9'11" x 10'2" (3.03m x 3.09m)

Window to rear, radiator.

Bedroom 3

8'8" x 7'5" (2.63m x 2.27m)

Window to front with impressive long range views, fitted recess over stairs wardrobe space, radiator.

Bathroom/WC

Window to rear, three piece white coloured bathroom suite with panelled bath, pedestal wash hand basin, low level WC, tiled walls, heated towel rail.

OUTSIDE

Garage

15'9" x 8'5" (4.81m x 2.56m)

Up and over door, window to rear, personal door to the rear garden, power and light.

Gardens & Driveway

To the outside the property boasts a driveway and lawned garden leading to the garage providing parking for the family vehicle, there is also a lovely sized and well maintained tiered rear garden with astro turfed lawned area and private composite decked patio area and personal door to the garage, outside lighting, steps to first tier with feature fish pond, fenced boundaries, outside tap.

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. 89.0 sq. metres (958.2 sq. feet)

