



## Springs Lane, Stalybridge, SK15 1HS

**Offers over £189,950**

This three-bedroom semi-detached property offers an excellent opportunity to acquire a home in a sought-after and convenient location and benefits from being offered with no vendor chain.

Situated within walking distance of the scenic Stamford Park and Boating Lake, Tameside Hospital, and highly regarded local schools, it is perfectly positioned for families, professionals, and investors alike. Stalybridge town centre is just a short distance away, providing a range of shops, cafes, and essential amenities, along with excellent train links to Manchester and surrounding areas, making commuting simple and efficient.

The property features a welcoming entrance hall leading to a spacious lounge, ideal for relaxing or entertaining guests. The kitchen is well-proportioned and complemented by a separate utility area, adding valuable storage and practicality to the ground floor layout. Upstairs, there are three generously sized bedrooms, each offering ample space for furniture, along with a modern family bathroom.

Outside, the home enjoys lawned gardens to both the front and side, enhancing its kerb appeal, while the enclosed rear garden provides a private space for children to play or for outdoor dining and entertaining.

Ideal for first-time buyers looking to step onto the property ladder, growing families in need of more space, or investors seeking a rental opportunity in a high-demand area, this property is not to be missed. Early viewing is highly recommended to fully appreciate all that it has to offer.





## GROUND FLOOR

### Hall

Door to front, stairs leading to first floor, doors leading to:

### Lounge

17'0" x 12'0" (5.18m x 3.65m)

Double glazed window to rear, double glazed window to front, feature fireplace with inset living flame effect fire, radiator.

### Kitchen

12'1" x 7'8" (3.68m x 2.34m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, space for fridge/freezer, space for cooker, double glazed window to front, radiator, door to storage cupboard, door leading to:

### Utility Room

5'9" x 8'2" (1.76m x 2.49m)

Plumbing for washing machine, space for tumble dryer, double glazed window to rear, door leading out to rear garden.

## FIRST FLOOR

### Landing

Door to storage cupboard, doors leading to:

### Bedroom 1

11'2" x 12'0" (3.40m x 3.67m)

Double glazed window to front, radiator, door to storage cupboard.

### Bedroom 2

10'9" x 7'5" (3.28m x 2.27m)

Double glazed window to front, radiator.

### Bedroom 3

6'7" x 8'9" (2.01m x 2.67m)

Double glazed window to rear, radiator, door to storage cupboard.

### Bathroom

7'5" x 6'9" (2.27m x 2.07m)

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

## OUTSIDE

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

## DISCLAIMER

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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. 72.2 sq. metres (776.7 sq. feet)

