



Lakes View, Stalybridge, SK15 1JJ

Offers over £299,995

A beautifully presented and deceptively spacious four-bedroom semi-detached family home offering versatile accommodation arranged over three floors, with the added benefit of breathtaking, uninterrupted long-range views to the rear. The property is tucked away in a quiet cul-de-sac within a highly popular and convenient part of Stalybridge, perfectly positioned close to schools, local amenities, and excellent transport links. The picturesque Stamford Park and scenic lakeside walks are just a short distance away, offering plenty of opportunities to enjoy the outdoors.

This stunning home is immaculately maintained and thoughtfully designed to suit modern family life, with bright and generous living spaces. Upon entering, you are greeted by a welcoming entrance hall leading to a stylish and contemporary kitchen/diner. The ground floor also offers a handy downstairs WC and a spacious, comfortable lounge which opens via French doors into the beautifully appointed orangery. The orangery is a real feature of the home, with a pitched roof, Velux windows, and further French doors that open directly onto the rear garden, flooding the space with natural light and creating an effortless indoor-outdoor feel.

The first floor offers three well-proportioned bedrooms, a modern family bathroom, and the added convenience of a separate utility room. The entire second floor is dedicated to the spacious master bedroom, which boasts a Juliette balcony that takes full advantage of the spectacular open views to the rear, along with a private en-suite shower room.

Externally, the property boasts a double driveway to the front, providing ample off-road parking. To the rear, the beautifully landscaped garden offers privacy and is not overlooked, featuring a spacious paved patio area ideal for outdoor dining and relaxation, an artificial lawn for easy maintenance, and gated access to the rear.

Early viewing is highly recommended to fully appreciate everything this home provides!



GROUND FLOOR

Entrance Hall

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

Kitchen/Diner

18'0" x 7'8" (5.49m x 2.34m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer hot tap, integrated fridge/freezer, built-in oven, built-in hob with extractor hood over, built-in microwave, double glazed box window to front, double glazed window to side, radiator.

WC

Two piece suite comprising, wash hand basin and low-level WC, heated towel rail.

Lounge

10'6" x 14'6" (3.20m x 4.42m)

Double glazed window to rear, radiator, open plan to:

Orangery

8'10" x 8'2" (2.68m x 2.49m)

Double glazed window to rear, radiator, double glazed sliding patio door opening up to rear garden.

FIRST FLOOR

Landing

Stairs leading to second floor, doors leading to:

Bedroom 2

11'4" x 13'7" (3.46m x 4.15m)

Double glazed window to front, radiator.

Bedroom 3

11'1" x 7'9" (3.39m x 2.36m)

Double glazed window to rear, radiator.

Bedroom 4

8'6" x 6'10" (2.60m x 2.08m)

Double glazed window to rear, radiator, fitted wardrobes.

Bathroom

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

Utility Room

7'6" x 6'6" (2.29m x 1.98m)

Fitted with a matching range of base units with worktop space over, integrated washing machine and tumble dryer, double glazed window to front, radiator.

SECOND FLOOR

Master Bedroom

18'6" x 14'6" (5.63m x 4.42m)

Radiator, fitted wardrobes, double doors opening out to Juliette balcony with stunning long range views, open plan to:

En-suite

7'5" x 5'9" (2.25m x 1.76m)

Three piece suite comprising wash hand basin, shower area and low-level, tiled walls, radiator.

OUTSIDE

DISCLAIMER

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