



Church Walk, Stalybridge, SK15 1DL

Price £245,000

Spacious and extended three bedroom end terrace property, ideally located within walking distance of Stalybridge town centre. This generously sized home offers accommodation across two floors and is perfectly positioned close to a wide range of amenities including shops, supermarkets, cafes, and schools. With excellent bus and train links nearby, it provides convenient access to Manchester and surrounding areas, making it ideal for commuters.

The ground floor comprises an entrance hall, a bright and airy lounge with space for comfortable seating, a separate dining room ideal for family meals and entertaining, and a kitchen offering ample cupboard space and work surfaces. The layout flows well, making it both practical and functional for everyday family life.

Upstairs, the property features three good-sized bedrooms and the family bathroom is fitted with a three-piece suite and includes a shower over the bath.

Externally, the property benefits from a gated, low-maintenance garden to the front, adding to its kerb appeal, while to the rear is a private, enclosed garden with a combination of paving and gravel, offering space for outdoor dining, seating or a play area.

This property would make a fantastic purchase for first-time buyers, growing families or anyone seeking more space within a well-connected and established residential area. Viewing is highly recommended to appreciate the space and potential on offer.



GROUND FLOOR

Entrance Hall

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

Lounge

21'11" x 12'4" (6.68m x 3.77m)

Double glazed window to front, double glazed window to rear, radiator.

Dining Room

13'9" x 15'9" (4.19m x 4.80m)

Double glazed window to front, radiator, feature fireplace with living flame effect fire, door leading to:

Kitchen

10'0" x 15'9" (3.06m x 4.80m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer space for tumble dryer, space for cooker, double glazed window to rear, open to storage area, door leading out to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13'10" x 10'0" (4.22m x 3.06m)

Double glazed window to front, radiator.

Bedroom 2

13'7" x 8'10" (4.13m x 2.68m)

Double glazed window to side, radiator.

Bedroom 3

9'11" x 10'0" (3.03m x 3.06m)

Double glazed window to rear, radiator.

Bathroom

6'10" x 8'10" (2.09m x 2.68m)

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

OUTSIDE

Low maintenance gated garden to the front. Enclosed paved and gravelled garden to the rear.

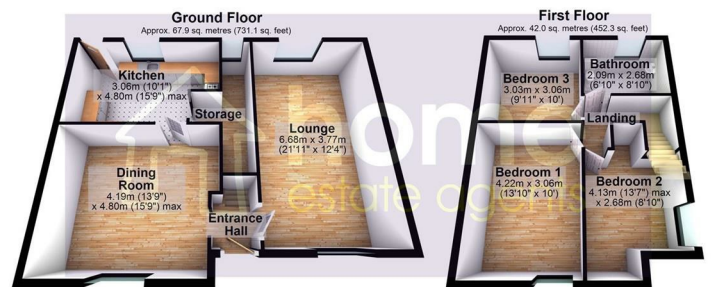
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Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose

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.

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Total area: approx. 109.9 sq. metres (1183.4 sq. feet)

