



West Street
Stalybridge, SK15 1NE

Offers over £249,950



There's no agent like home

This deceptively spacious three-bedroom mid-terrace property beautifully combines period character with modern living, offering flexible accommodation arranged over four well-proportioned floors. Ideally suited to a growing family, the home is positioned in a desirable and well-connected part of Stalybridge, close to excellent transport links including Stalybridge train station, a range of local amenities, schools, and the picturesque Stamford Park.

As you step through the entrance vestibule into the hallway, the charm of this home is immediately apparent. The lounge offers a warm and inviting atmosphere with a traditional fireplace as a focal point, perfect for cosy evenings. The spacious dining room, complete with a log burner, flows seamlessly into the open-plan kitchen. This area extends into the garden room, a modern addition that opens through French doors onto the rear garden, making it an ideal space for both everyday family life and entertaining.

On the lower ground floor, the family room offers excellent flexibility—whether used as a playroom, home gym, office, or guest space, it adapts easily to suit changing needs.

The first floor hosts two generous double bedrooms, each with striking period fireplaces that add charm and elegance. The family bathroom is also located on this level and is well-appointed to serve the bedrooms comfortably. Upstairs, the second floor reveals an impressive principal bedroom with ample space and the added luxury of a private en-suite shower room.

A forecourt garden to the front adds curb appeal, while the enclosed rear garden offers a private retreat with a paved patio ideal for outdoor dining, raised stone planters and an artificial lawn for ease of maintenance with gated rear access.

This charming home offers generous and adaptable living space across four floors, blending period features with practical modern touches.



GROUND FLOOR

Entrance Vestibule

Door to front, feature tiled flooring, door leading to:

Hall

Stairs leading to first floor, radiator, doors leading to:

Lounge 14'3" x 10'8" (4.35m x 3.25m)

Double glazed box window to front, feature fireplace with inset fire, radiator.

Dining Room 13'6" x 14'8" (4.12m x 4.48m)

Double glazed window to rear, feature inglenook fireplace with log burner, radiator, door to stairs leading down to lower ground floor, open plan to:

Kitchen 9'5" x 7'2" (2.88m x 2.19m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, two double glazed windows to side, open plan to:

Garden Room

Double glazed window to side, radiator, double glazed French doors leading out to rear garden.

LOWER GROUND FLOOR

Family Room 14'3" x 14'8" (4.35m x 4.47m)

Double glazed window to front, feature fireplace, radiator.

FIRST FLOOR

Landing

Stairs leading to second floor, doors leading to:

Bedroom 2 12'2" x 14'8" (3.72m x 4.48m)

Double glazed window to front, ornamental feature fireplace, radiator.

Bedroom 3 13'5" x 8'11" (4.09m x 2.73m)

Double glazed window to rear, ornamental feature fireplace, radiator.

Bathroom 9'7" x 7'2" (2.92m x 2.19m)

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

SECOND FLOOR

Master Bedroom 21'1" x 14'8" (6.43m x 4.48m)

Double glazed velux window to front, double glazed window to rear, built-in wardrobes, radiator, door leading to:

En-suite

Three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC.

OUTSIDE

Walled forecourt garden to the front. Enclosed garden to the rear with paved patio area stone planted borders and artificial lawn. Gated access to rear.

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. 137.7 sq. metres (1482.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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