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Stamford Drive, Stalybridge, SK15 1QT

Offers over £235,000

This well-positioned three-bedroom semi-detached property offers a fantastic opportunity for families, first-time buyers or those looking for a home within easy reach of excellent local amenities. Ideally situated within easy walking distance of Tameside Hospital, the popular Stamford Park, Stalybridge train station and Stalybridge town centre, the property is perfectly placed for everyday convenience, leisure and commuting, with excellent transport links to surrounding areas.

The spacious accommodation comprises a welcoming lounge, providing a comfortable space to relax, together with a well-proportioned kitchen/diner offering plenty of room for both cooking and family dining. To the first floor are three well-proportioned bedrooms, along with a modern family bathroom.

Externally, the property benefits from a generous double block-paved driveway to the front, providing ample off-road parking. To the rear is an enclosed paved garden with a lawned section, creating a practical and versatile outdoor space for families, entertaining or simply enjoying the garden during the warmer months.

The property's location is a particular highlight, with a range of shops, schools, amenities and recreational facilities all within easy reach. Stalybridge town centre provides a good selection of shops, cafés, bars and restaurants, while the nearby train station offers convenient commuter links towards Manchester and beyond.

Offering spacious accommodation, excellent local connections and a good-sized garden, this is a property that would make an ideal family home and early viewing is highly recommended.







GROUND FLOOR

Entrance Hall
12'0" x 2'11" (3.67m x 0.89m)
Door to front, stairs leading to first floor, doors leading to:

Lounge
18'0" x 11'11" (5.49m x 3.63m)
Double glazed window to front, double glazed window to rear, feature fireplace, radiator.

Kitchen/Diner
18'0" x 11'9" (5.49m x 3.57m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, plumbing for washing machine, space for fridge/freezer and cooker, two double glazed windows to rear, double glazed window to front, radiator, door leading out to rear garden.

FIRST FLOOR

Landing
Door to storage cupboard, radiator, doors leading to:

Bedroom 1
12'0" x 13'10" (3.67m x 4.21m)
Double glazed window to front, radiator.

Bedroom 2
12'6" x 8'8" (3.82m x 2.64m)
Double glazed window to front, radiator.

Bedroom 3
7'3" x 8'9" (2.21m x 2.67m)
Double glazed window to rear, radiator.

Bathroom
5'1" x 11'9" (1.56m x 3.57m)
Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, part tiled walls, two double glazed windows to rear, heated towel rail.

OUTSIDE
Double block paved driveway to the front with slate garden area. Enclosed paved garden to the rear with lawned section.

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. 80.1 sq. metres (862.0 sq. feet)







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