



Arnfield Court, Stalybridge, SK15 3FQ

Offers over £325,000

Welcome to this charming detached house located in the desirable Arnfield Court, Stalybridge. Built in 2015, this modern property offers a perfect blend of contemporary living and comfort. With three well-proportioned bedrooms, it is an ideal home for families or those seeking extra space.

As you enter, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout. The property features a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this home is the convenient parking space, accommodating up to two vehicles, which is a rare find in many urban areas. The location itself is highly sought after, offering a peaceful residential environment while still being close to local amenities and transport links.

This property is not just a house; it is a place where you can create lasting memories. Whether you are a first-time buyer or looking to upsize, this home presents an excellent opportunity to enjoy modern living in a lovely community. Do not miss the chance to make this delightful property your own.



GROUND FLOOR

Entrance Vestibule

3'4" x 3'7" (1.01m x 1.08m)

Main entrance

Lounge

16'2" x 10'2" (4.94m x 3.11m)

Double glazed window to front, radiator,

Snug

7'9" x 8'4" (2.37m x 2.53m)

Double glazed window to front, radiator,

Kitchen/Diner

7'8" x 18'10" (2.33m x 5.75m)

Double glazed window to rear, radiator, open plan, patio door, Kitchen has base & top units. Fully integrated for a families needs

Utility Room

8'0" x 8'4" (2.44m x 2.53m)

Great space with plumbing for a washing machine & dryer point. Ideal for a busy family

FIRST FLOOR

Landing

6'2" x 8'11" (1.89m x 2.73m)

Door to:

Bedroom 1

9'6" x 14'1" (2.90m x 4.29m)

Two double glazed windows to front,

En-suite

6'9" x 4'6" (2.06m x 1.36m)

Double glazed window to front, radiator. 3 piece suite

Bedroom 2

11'3" x 9'10" (3.43m x 3.00m)

Double glazed window to rear, radiator.

Bedroom 3

7'10" x 9'10" (2.39m x 3.00m)

Double glazed window to rear, radiator.

Bathroom

5'7" x 9'7" (1.69m x 2.92m)

3 piece suite with bath and over shower

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.



Total area: approx. 92.0 sq. metres (990.3 sq. feet)

