



Glenville Walk
Stalybridge, SK15 2EF

Offers over £255,000



There's no agent like home

A beautifully presented and deceptively spacious four-bedroom semi-detached home, ideal for the growing family. Thoughtfully extended and benefiting from a ground floor conversion, this ready-to-move-into property offers generous living space and a flexible layout to suit modern lifestyles. A full re-wire and new boiler were installed in 2023, providing peace of mind, while the neutral décor throughout allows buyers to add their own personal touch.

Situated in a highly convenient location close to Stalybridge town centre, the property is within easy reach of well-regarded schools, excellent transport links including train and bus routes, and a wide range of local amenities. Outdoor enthusiasts will also appreciate the proximity to Cheetham's Park and Gorse Hall Country Park, both offering scenic walks and green open space for all the family to enjoy.

The ground floor comprises a welcoming entrance porch, a spacious and light-filled lounge, and a contemporary kitchen/diner with space for family meals and entertaining. The ground floor also features a generously sized double bedroom complete with en-suite shower room—perfect for multi-generational living, visiting guests, or as a private home office.

To the first floor are three further well-proportioned bedrooms and a stylish family bathroom fitted with a modern white suite.

Externally, the property offers a lawned garden to the front and an enclosed low-maintenance rear garden with artificial lawn and gated access, ideal for children and pets. Off-road parking to the rear adds further practicality to this already impressive home.

This property combines space, style, and a superb location, making it an excellent choice for families seeking a long-term home. **Viewing Highly Recommended**



GROUND FLOOR

Porch

Double glazed window to front, door to side, door leading to:

Lounge 13'3" x 18'1" (4.04m x 5.50m)

Double glazed window to front, radiator, stairs to first floor, door to understairs storage cupboard, radiator, door leading to:

Kitchen/Diner 9'5" x 18'1" (2.88m x 5.50m)

Fitted with a modern kitchen comprising of wall and base units with worksurface over, breakfast bar, inset sink and drainer with mixer tap, space for cooker and fridge/freezer, plumbing for washing machine, tiled floor, inset ceiling downlights, radiator, double doors and another separate door leading to rear garden.

Bedroom 1 22'0" x 7'7" (6.70m x 2.32m)

Double glazed window to side, radiator, door leading to:

En-suite

Fitted with a three piece suite comprising walk-in shower, wall hung wash hand basin and low level WC, tiled walls, tiled floor, modern towel radiator.

FIRST FLOOR

Door to:

Landing

Doors leading to:

Bedroom 2 11'1" x 11'9" (3.39m x 3.59m)

Double glazed window to front, radiator.

Bedroom 3 10'6" x 10'9" (3.20m x 3.28m)

Double glazed window to rear, radiator.

Bedroom 4 8'2" x 7'4" (2.48m x 2.24m)

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, fitted with a three piece suite comprising panelled bath with shower over, vanity wash hand basin and low level WC, tiled walls, chrome towel radiator.

OUTSIDE

Lawned garden to front. Garden to rear with artificial lawn and access gate. Off road parking to the rear.

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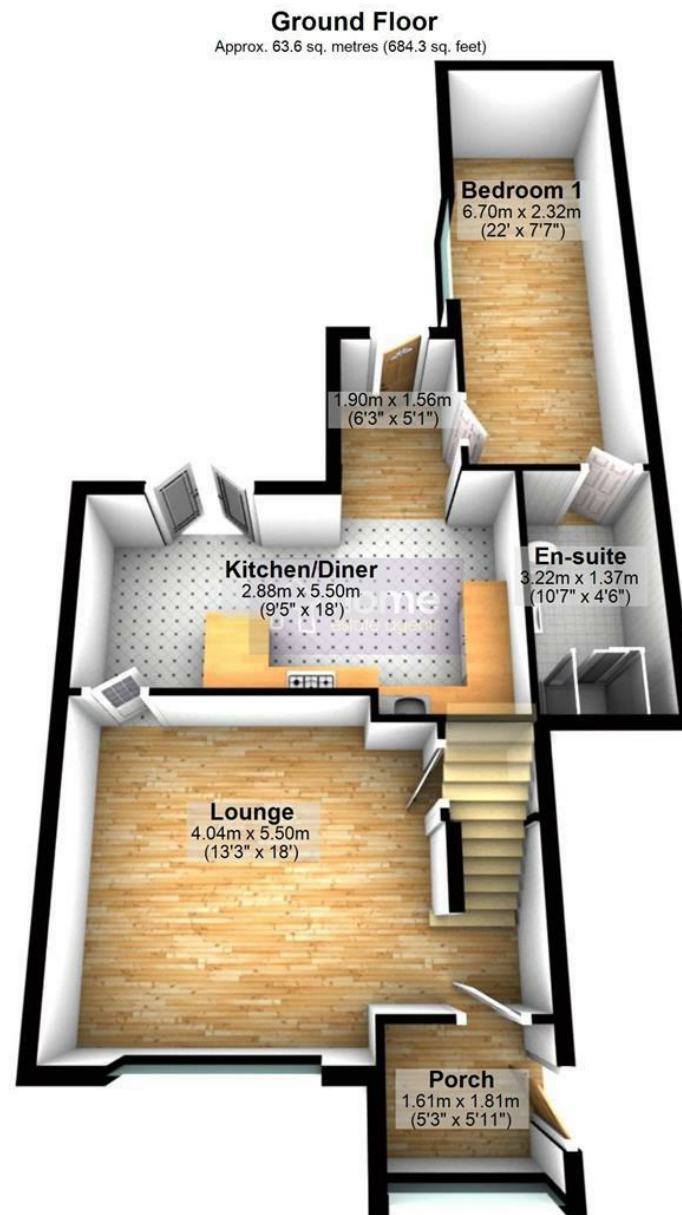
DISCLAIMER

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. 100.6 sq. metres (1083.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(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		
England & Wales		EU Directive 2002/91/EC