



Sandringham Avenue, Stalybridge, SK15 1BS

Price £250,000

---- 3D FLOORPLANS & VIRTUAL TOUR ---- Home Estate Agents are pleased to offer for sale this immaculate and ready to move into three bedroom semi detached property offering excellent family sized accommodation of which only a full personal inspection will fully reveal.

Ideally located on a quiet and popular cul de sac the well planned accommodation offers an excellent opportunity for the discerning purchaser to acquire a well cared for and much improved property with accommodation that briefly comprises: Entrance porch, lovely bright and airy lounge, dining room with open plan staircase to the first floor, contemporary fitted kitchen with direct access to the garage, whilst to the first floor there are three good sized bedrooms and four piece contemporary bathroom/WC. To the outside the property has gardens to the front and rear with block paved driveway providing parking for two vehicles and garage, whilst to the rear is a lovely size garden with a sunny aspect, good sized lawned garden and superbly sized decorative resin patio area. The property also benefits from Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Immaculate Property Throughout! - Viewing Essential!



GROUND FLOOR

Porch

Upvc double glazed front door and Upvc double glazed door to the lounge.

Lounge

10'6" x 17'1" (3.20m x 5.20m)

Double glazed window to front, fitted feature fire surround with fire inset, TV aerial point, ceiling cornices, radiator.

Dining Room

13'9" x 9'2" (4.20m x 2.80m)

Upvc double glazed patio doors to the rear garden with windows to the side, wooden flooring, stairs to the first floor with storage under, ceiling cornices, glazed door to the kitchen, radiator.

Kitchen

13'9" x 8'6" (4.20m x 2.60m)

Fantastic room and fitted with a matching range of base and eye level units with worktop space over, single drainer sink with mixer tap, space for fridge/freezer, space and plumbing for dishwasher, fitted five ring gas hob with extractor hood above and electric oven below, partially tiled walls, ceiling cornices, Upvc double glazed window to the rear, inset ceiling spot lights, rear, Upvc double glazed door to the garage and radiator.

FIRST FLOOR

Landing

Upvc double glazed window to side, ceiling cornices, radiator.

Bedroom 1

12'9" x 9'1" (3.89m x 2.78m)

Upvc double glazed window to front, ceiling cornices, radiator.

Bedroom 2

11'6" x 9'1" (3.51m x 2.78m)

Upvc double glazed window to rear, ceiling cornices, radiator.

Bedroom 3

7'10" x 7'7" (2.40m x 2.32m)

Upvc double glazed window to front, wooden flooring, ceiling cornices, radiator.

Bathroom/WC

7'3" x 9'7" (2.20m x 2.91m)

Contemporary fitted four piece fitted bathroom suite in white with panelled bath, separate shower cubicle with electric shower, pedestal wash hand basin and low level WC, tiled walls, Upvc double glazed window to rear and radiator.

OUTSIDE

Garage

19'0" x 9'3" (5.80m x 2.81m)

Up and over door, power and light gas central heating boiler, plumbing and space for automatic washing machine, personal door to the rear garden.

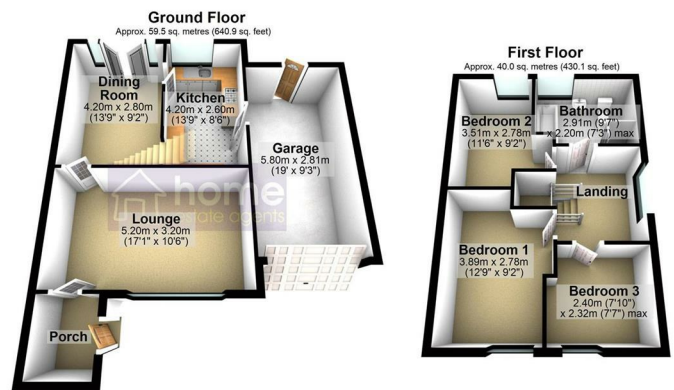
Gardens & Driveway

To the front is a double parking block paved driveway with garden area and walled/fenced boundary, whilst to the rear is a good sized decorative resin patio area, lawned garden with flower borders, outside power point, fenced and walled boundaries, outside tap.

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. 99.5 sq. metres (1071.0 sq. feet)

