



Huddersfield Road, Stalybridge, SK15 3DL

Offers over £399,995

A well-presented and generously proportioned four/five-bedroom semi-detached family home offered for sale, with flexible accommodation arranged over three floors, making it ideal for modern family living. The property enjoys stunning long-range views, and an excellent degree of versatility throughout. Conveniently positioned for Stalybridge town centre. Transport links are superb, with Stalybridge train station providing regular services to

Manchester, Huddersfield and beyond, along with the nearby bus station. For outdoor enthusiasts, the Huddersfield Narrow Canal and Stalybridge Country Park are close by.

The accommodation begins with a porch opening to the entrance hallway, which provides access to a useful downstairs WC and the principal ground floor rooms. The lounge is a comfortable and well-proportioned space, ideal for relaxation. To the rear, the heart of the home is the impressive open-plan kitchen/diner, which seamlessly flows into a bright family room, patio doors open onto a balcony overlooking the rear garden and surrounding views. The kitchen offers ample storage and worktop space, complemented by a separate utility room.

Also on the ground floor is a further versatile reception/office or bedroom, which benefits from its own independent entrance to the front of the property as well as French doors opening directly onto the rear garden. This flexible space is perfectly suited for home working, a salon, hobby room or guest accommodation.

To the first floor, there are three bedrooms, along with a four-piece family bathroom. The second floor provides a generous fourth bedroom.

Externally, the property features a spacious driveway to the front, providing off-road parking for multiple vehicles. To the rear is a substantial garden with a paved patio area, steps leading down to additional paved seating areas, and a good-sized lawn, with garden house, all enjoying impressive open views, making it an excellent space for outdoor dining, entertaining and family



GROUND FLOOR

Porch

Double doors to front, door leading to:

Hallway

Radiator, stairs leading to first floor, doors leading to:

Cloakroom

Two piece suite comprising, wash hand basin and low-level WC.

Lounge

13'0" x 13'0" (3.96m x 3.96m)

Double glazed bay window to front, radiator.

Reception/Bedroom

16'2" x 8'7" (4.94m x 2.62m)

Door to front, two double glazed windows to front, double glazed window to side, radiator, double glazed French doors opening out to rear garden.

Kitchen/Diner

11'6" x 20'0" (3.51m x 6.10m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, space for fridge/freezer, inglenook space for range cooker, double glazed window to side, radiator, door to utility, open plan to:

Family Room/Bedroom 5/Office

12'9" x 9'4" (3.88m x 2.84m)

Double glazed window to side, radiator, double glazed patio door opening out to balcony area overlooking rear garden.

Utility

4'6" x 10'4" (1.36m x 3.15m)

Plumbing for washing machine, space for tumble dryer, double glazed windows to rear, radiator, door leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, stairs to second floor, doors leading to:

Master Bedroom

12'1" x 11'8" (3.69m x 3.56m)

Double glazed bay window to front, radiator, fitted wardrobes.

Bedroom 2

9'1" x 11'8" (2.78m x 3.56m)

Double glazed window to rear, radiator.

Bedroom 3

9'0" x 8'0" (2.74m x 2.44m)

Double glazed window to front, radiator.

Bathroom

9'1" x 8'0" (2.78m x 2.44m)

Four piece suite comprising roll top bath with ornamental feet, pedestal wash hand basin, shower enclosure and low-level WC, part tiled walls, double glazed window to side and rear.

SECOND FLOOR

Bedroom 4

15'8" x 15'8" (4.78m x 4.77m)

Two velux windows, radiator.

OUTSIDE

Spacious block paved driveway to the front, providing off road parking for multiple vehicles. Enclosed generous garden to the rear with outstanding long range views, paved patio area, steps lead down to further paved patio seating areas and large lawned area with a garden house fitted with electric and lighting, offering excellent versatile space for home office, gym or relaxation area.

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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