



## Lime Grove, Stalybridge, SK15 1UP

**Offers over £235,000**

This attractive three-bedroom mews home is offered for sale and benefits from both front and rear gardens, positioned within a quiet cul-de-sac in a sought-after area of Stalybridge. The location is particularly convenient, being within easy reach of local shops, schools and everyday amenities, while also offering excellent access to public transport and road links for those commuting to surrounding areas.

The internal accommodation is well laid out and designed for comfortable modern living. To the ground floor, an inviting entrance hall provides access to a spacious lounge, offering a relaxing living space with ample room for a range of furnishings. The kitchen/diner is positioned to the rear of the property and provides a practical and sociable area for cooking and dining, with space for a family table and direct access to the rear garden.

To the first floor, the property offers three bedrooms, each benefiting from fitted wardrobes and overbed storage, providing excellent built-in storage solutions, making it suitable for families, couples or those requiring home office space. The bathroom is fitted with a modern suite, completing the first-floor accommodation.

Externally, the property is garden fronted with a lawn and planted borders, enhancing its kerb appeal. To the rear is an enclosed garden, the decked seating area creates an ideal space for outdoor dining and entertaining, while gated access to the rear adds further practicality. The property also benefits from a garage located in a nearby en bloc, providing secure parking or additional storage.

Overall, this home represents an excellent opportunity for buyers seeking a well-located and versatile property in a popular residential setting. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Entrance Hall

Door to side, double glazed window to front, radiator, built-in storage, door leading to:

### Lounge

11'10" x 16'0" (3.60m x 4.88m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, stairs leading to first floor, door leading to:

### Kitchen/Diner

10'10" x 16'0" (3.29m x 4.88m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated freezer, space for fridge/freezer, plumbing for washing machine, double glazed window to rear, radiator, double glazed French doors leading out to rear garden.

## FIRST FLOOR

### Landing

Loft access, doors leading to:

### Bedroom 1

12'1" x 9'3" (3.68m x 2.81m)

Double glazed window to front, radiator, fitted wardrobes and over bed storage cupboards.

### Bedroom 2

10'10" x 9'3" (3.30m x 2.81m)

Double glazed window to rear, radiator, fitted wardrobes and over bed storage cupboards.

### Bedroom 3

9'0" x 6'5" (2.74m x 1.96m)

Double glazed window to front, radiator, fitted wardrobes and over bed storage cupboards.

### Bathroom

5'4" x 6'5" (1.63m x 1.96m)

Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, double glazed window to rear, radiator.

### OUTSIDE

Garden fronted with lawn and planted borders. Enclosed garden to the rear with decked seating area and gated access to the rear. Garage located in nearby en bloc.

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