



Beechwood Avenue, Stalybridge, SK15 3BX

Offers over £200,000

Located on an elevated position on a quiet yet convenient cul de sac is this three bedroom extended semi detached property offering the first time buyer or growing family a chance to acquire a deceptively sized property of which only a full personal inspection will fully reveal.

The property is in need of a little cosmetic work but certainly offers fantastic potential with accommodation that briefly comprises: To the ground floor, entrance hallway, lounge, rear hallway with under stairs storage, fitted kitchen and the downstairs bathroom/WC. To the first floor there are three great sized bedrooms. To the outside the property has good sized gardens to the front and rear with readily available on street parking. The property further benefits from double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Viewing Highly Recommended!



GROUND FLOOR

Hall

Upvc double glazed front door and stairs to the first floor

Lounge

12'4" x 13'11" (3.75m x 4.25m)

Upvc double glazed bay window to front, fitted feature fire surround with fire inset, TV aerial point, laminate wooden floor and radiator.

Inner Hallway

Doors to kitchen, lounge and downstairs bathroom/WC, under stairs storage and Upvc double glazed door to the side elevation.

Kitchen

107'0" x 8'5" (32.62m x 2.58m)

Fitted with a matching range of base and eye level units with 1 1/4 single drainer sink unit and work tops over, fitted gas hob with electric oven below and extractor hood above, space for American style fridge/freezer, plumbing and space for automatic washing machine, Upvc double glazed window to the rear and radiator.

Bathroom

Three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, radiator, double glazed window to rear.

FIRST FLOOR

Landing

Bedroom 1

9'7" x 14'2" (2.91m x 4.31m)

Window to front, recess over stairs storage cupboard housing the gas central heating boiler and radiator.

Bedroom 2

11'2" x 8'10" (3.41m x 2.69m)

Window to rear, radiator

Bedroom 3

8'1" x 7'11" (2.46m x 2.41m)

Window to rear, radiator

OUTSIDE

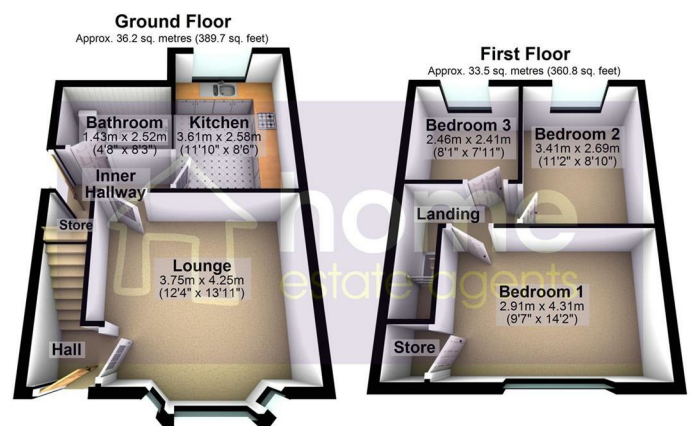
Gardens

To the front is a paved and shaled garden with walled and fenced boundaries and gate leading to the great sized rear garden which has a large patio area, astro turf lawned area, timber shed and fenced boundaries.

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/herself 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. 69.7 sq. metres (750.5 sq. feet)

