



Warblin Way, Stalybridge, SK15 1FG

50% Shared ownership £140,000

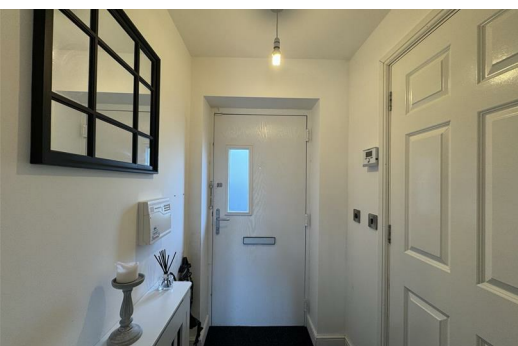
This well-presented three bedroom family home, offered on a 50% shared ownership basis, is located in a highly sought-after residential area of Stalybridge. The property enjoys an enviable position close to well-regarded schools, a range of local amenities and excellent transport links, making commuting and day-to-day living convenient. Nature lovers will appreciate the proximity to scenic woodland and lake walks, as well as the much-loved Stamford Park and Cheetham Park, both perfect for family days out.

Ideal for first-time buyers or growing families, the accommodation is tastefully decorated and ready to move straight into. A welcoming entrance hall leads to a handy downstairs WC, and a comfortable lounge which flows seamlessly into the dining area. Here, French doors open onto the rear garden, allowing plenty of natural light to flood the space and creating a lovely indoor-outdoor feel. The dining area is open plan to the modern fitted kitchen, making it perfect for entertaining and family living.

Upstairs, there are three well-proportioned bedrooms, with the main bedroom benefiting from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the property boasts a driveway to the front providing off-road parking, and an enclosed rear garden designed for low maintenance, featuring a paved patio area ideal for outdoor seating and an artificial lawn that stays green all year round. This attractive home offers a perfect blend of comfort, style and practicality in a desirable location.

****Any prospective purchaser needs to be eligible for shared ownership and approved by Onward Homes please look at Gov.co.uk for criteria**.**



GROUND FLOOR

Entrance Hall

Door to front, radiator, doors leading to:

Cloakroom

Two piece suite comprising, pedestal wash hand basin and low-level WC, radiator, double glazed window to front.

Lounge

17'0" x 16'1" (5.18m x 4.89m)

Double glazed window to front, two radiators, stairs leading to first floor, door to storage cupboard, open plan to:

Dining Room

9'6" x 7'5" (2.90m x 2.25m)

Radiator, double glazed French doors leading out to rear garden, open plan to:

Kitchen

9'6" x 8'4" (2.90m x 2.54m)

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 fridge/freezer, plumbing for washing machine, built-in oven, built-in hob with extractor hood over, double glazed window to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

12'2" x 8'11" (3.71m x 2.71m)

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

En-suite Shower Room

Three piece suite comprising tiled shower enclosure, wash hand basin and low-level WC, heated towel rail.

Bedroom 2

11'11" x 8'11" (3.64m x 2.71m)

Double glazed window to rear, radiator.

Bedroom 3

8'8" x 6'10" (2.64m x 2.09m)

Double glazed window to rear, radiator.

Bathroom

6'3" x 6'10" (1.91m x 2.09m)

Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, part tiled walls, double glazed window to front, heated towel rail.

OUTSIDE

Driveway to the front of the property. Enclosed garden to the rear with paved patio area and artificial lawn.

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.

WWW.HOME EA.CO.UK



Total area: approx. 76.8 sq. metres (826.4 sq. feet)

