



Huddersfield Road, Stalybridge, SK15 3DL

Offers over £285,000

---- 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 large plot with gardens to three sides with potential to extend if required 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, entrance hallway, lovely bright and airy lounge leading to the impressive dining room and contemporary fitted kitchen and opens to the great sized conservatory with patio doors to the gardens. To the first floor there are three good sized bedrooms and contemporary fitted four piece bathroom/WC. To the outside the property has extensive gardens to three sides with double driveway to the front and driveway with gates providing parking for a further 3/4 cars which in turn leads to the great sized garage. 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.

Chain Free - Immaculate Property Throughout! - Viewing Essential!



GROUND FLOOR

Porch

Composite double glazed front door with windows to the front, window to side, wooden flooring, Upvc double glazed front door to hallway.

Hall

Wooden flooring, stairs to the first floor with under stairs storage cupboard, radiator.

Lounge

13'4" x 10'8" (4.06m x 3.26m)

Upvc double glazed box window to front, recess fitted fire with wooden mantle above, wooden floor, TV aerial point and radiator.

Kitchen/Dining Room

12'2" x 17'6" (3.70m x 5.33m)

Great sized contemporary fitted dining kitchen and fitted with a matching range of base units with Belfast sink unit and wood work tops over, Range style fitted cooker with extractor hood above, space and plumbing for automatic washing machine and fridge freezer, integrated fridge and freezer, inset ceiling spot lights, wooden floor, double glazed window to the side elevation, Upvc double glazed patio doors to the conservatory, radiator.

Conservatory

11'2" x 10'2" (3.41m x 3.10m)

Upvc double glazed with double doors to the rear garden,

FIRST FLOOR

Landing

Window to side ,access to roof void via pull down ladder.

Bedroom 1

12'6" x 10'8" (3.80m x 3.25m)

Window to front, radiator.

Bedroom 2

10'10" x 9'9" (3.31m x 2.96m)

Window to rear with views and radiator.

Bedroom 3

8'4" x 6'6" (2.55m x 1.98m)

Window to front, fitted storage cupboards and radiator.

Bathroom/WC

8'10" x 7'5" (2.70m x 2.27m)

Contemporary fitted four piece bathroom with freestanding roll top bath, pedestal wash hand basin, low level WC, fitted walk in shower cubicle with mixer shower, heated towel rail radiator, part tiled walls, Window to rear, inset ceiling spot lights.

OUTSIDE

Garage

16'0 x 9'6 (4.88m x 2.90m)

Roller up and over door, power and light, personal door to the side.

Gardens & Driveway

To the outside the property has gardens extensive gardens to three sides with double driveway to the front and driveway with gates providing parking for a further 3/4 cars which in turn leads to the great sized garage.

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. 94.2 sq. metres (1013.7 sq. feet)

