home estate agents

There's no agent like home



Quarry Rise, Stalybridge, SK15 1US

Offers over £285,000

This attractive three-bedroom semi-detached property is situated in a popular residential area of Stalybridge and enjoys stunning long-range views across the surrounding countryside to the rear. Offering spacious and well-balanced accommodation throughout, the property is ideally suited to growing families and those seeking a home in a convenient yet scenic location.

The property is perfectly positioned close to the beautiful Gorse Hall and is within easy reach of a variety of local amenities, well-regarded primary and secondary schools, recreational facilities and excellent transport links. Stalybridge train station is located less than a mile away, providing convenient access to Manchester city centre and neighbouring towns, making the property an excellent choice for commuters.

The accommodation comprises an entrance porch leading into a welcoming hallway, a comfortable lounge which flows seamlessly into the dining room, creating a superb open-plan living and entertaining space. French doors from the dining area open onto the rear garden and take full advantage of the impressive far-reaching views beyond. The ground floor further benefits from a fitted kitchen and a useful utility room, providing additional storage and practical workspace.
To the first floor are three well-proportioned bedrooms, together with a family bathroom.

Externally, the property enjoys excellent kerb appeal with a driveway providing ample off-road parking and leading to the integral garage. To the rear, the enclosed tiered garden has been thoughtfully arranged to create a wonderful outdoor space, featuring a patio seating area ideal for al fresco dining, lawned section and mature planting. The exceptional long-range views provide a stunning backdrop and a real highlight of the property, offering a peaceful setting in which to relax and unwind.







GROUND FLOOR

Porch
3'8" x 5'11" (1.12m x 1.81m)
Door to front, double glazed windows to front and sides, door leading to:

Hallway
8'0" x 5'11" (2.44m x 1.81m)
Radiator, stairs leading to first floor, door leading to:

Lounge
13'2" x 11'6" (4.02m x 3.50m)
Double glazed window to front, radiator, feature fireplace with inset living flame effect fire, open plan to:

Dining Area
8'4" x 8'4" (2.53m x 2.54m)
Radiator, double glazed French doors opening to rear garden, door leading to:

Kitchen
9'9" x 10'0" (2.97m x 3.05m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door to storage cupboard, door leading out to rear garden, door leading to:

Utility Room
7'0" x 8'8" (2.14m x 2.65m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, double glazed window to rear, radiator, access door to garage.

FIRST FLOOR

Landing
Double glazed window to side, doors leading to:

Bedroom 1
10'11" x 11'6" (3.34m x 3.50m)
Double glazed window to front, radiator.

Bedroom 2
10'6" x 11'6" (3.21m x 3.50m)
Double glazed window to rear, radiator.

Bedroom 3
8'1" x 7'7" (2.47m x 2.30m)
Double glazed window to front, radiator.

Bathroom
5'5" x 9'7" (1.66m x 2.91m)
Three piece suite comprising, bath with shower over, wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE

Garage
14'6" x 9'4" (4.41m x 2.84m)
Up and over door to the front, access door to the rear leading to utility room.

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.HOMEEA.CO.UK



Total area: approx. 94.6 sq. metres (1017.9 sq. feet)







Phoenix House, 4 Huddersfield Road, Stalybridge, Cheshire, SK15 2QA
Tel: 0161 304 0000 **Email:** sales@homeea.co.uk www.homeea.co.uk