



Ridge Hill Lane  
Stalybridge, SK15 1ES  
Offers over £199,995



This charming three-bedroom mid-mews property offers a fantastic opportunity for first-time buyers or a growing family seeking both comfort and convenience. Nestled in a tranquil residential area, the home enjoys a serene setting with picturesque views over the surrounding countryside. Despite its peaceful location, the property remains well-connected, with excellent proximity to local schools, essential amenities, and transport links, including the nearby Stalybridge train station, making it ideal for commuting.

The ground floor features a welcoming entrance hallway that leads into a bright and spacious lounge/diner, perfect for family gatherings or entertaining guests. French doors at the rear open onto a private garden, allowing natural light to flood the room and offering seamless indoor-outdoor living. The modern kitchen is well-equipped, providing ample storage and with convenient access to the dining area.

Upstairs, the first floor comprises three generously sized bedrooms. The family bathroom is stylish and functional, offering a bath with shower over, a modern sink, and a WC.

Externally, the property benefits from a paved driveway at the front, offering off-road parking. The enclosed rear garden is a wonderful space for children to play or for outdoor dining, with a paved patio area and steps leading to a well-maintained lawn. Additionally, gated access at the rear leads to a garage and further off-road parking, adding extra practicality and storage options.

With its blend of modern living, peaceful surroundings, and excellent location, this property provides an ideal setting for families to grow and thrive. It's a wonderful opportunity for those seeking a comfortable home in a desirable area. **\*\*Viewing Highly Recommended\*\***



**GROUND FLOOR**

**Hallway**

Door to front, radiator, stairs leading to first floor, door leading to:

**Lounge/Diner** 24'5" x 12'6" (7.44m x 3.82m)

Double glazed bay window to front, two radiators, door to under stairs storage cupboard, double glazed French doors leading out to rear garden, open plan to:

**Kitchen** 9'3" x 7'11" (2.83m x 2.41m)

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

**FIRST FLOOR**

**Landing**

Doors leading to:

**Bedroom 1** 13'2" x 9'2" (4.01m x 2.79m)

Double glazed window to front, radiator.

**Bedroom 2** 10'6" x 9'1" (3.20m x 2.77m)

Double glazed window to rear, radiator.

**Bedroom 3** 9'5" x 6'8" (2.86m x 2.04m)

Double glazed window to front, radiator, door to storage cupboard.

**Bathroom** 8'9" x 6'8" (2.67m x 2.04m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, part tiled walls, two double glazed windows to rear, radiator.

**OUTSIDE**

Paved double driveway to the front of the property with EV charging point.. Enclosed garden to the rear with paved patio area and steps leading up to lawn with rear gated access leading to the garage and additional parking area.

**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.

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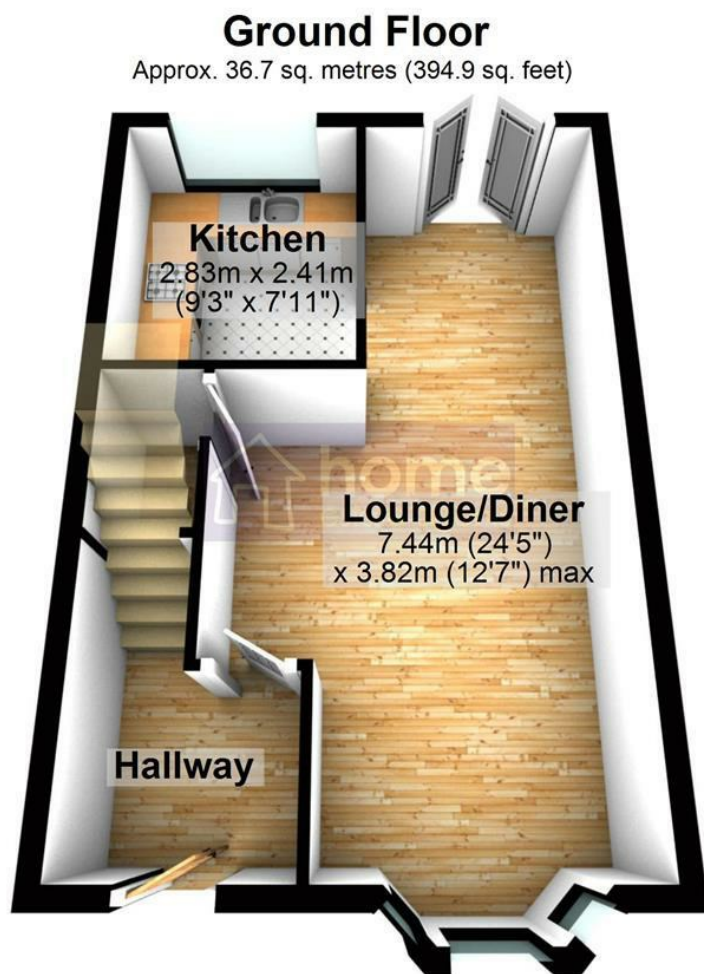












Total area: approx. 72.9 sq. metres (785.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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