



Springs Lane, Stalybridge, SK15 1HS

Offers over £185,000

We are delighted to present this three bedroom mid terrace property, offered for sale with no vendor chain and boasting the advantage of a driveway to the front providing off-road parking. Set in a sought-after location within walking distance of the scenic Stamford Park and Boating Lake, the property enjoys easy access to Tameside Hospital and a choice of highly regarded local schools, making it an excellent choice for families. Stalybridge town centre is only a short distance away and offers a wide range of shops, cafés, restaurants and everyday amenities, alongside excellent rail links into Manchester and beyond, ensuring convenient commuting for professionals.

The ground floor accommodation comprises an entrance hall, a well-proportioned lounge, a kitchen/diner ideal for family meals and entertaining, and a light-filled conservatory that opens directly onto the garden, creating the perfect indoor-outdoor living space.

To the first floor, there are three good-sized bedrooms together with a four piece bathroom, offering both comfort and practicality. In addition, a versatile loft room is accessed via a pull-down ladder to the second floor, providing valuable additional space.

Externally, the property benefits from a double driveway to the front, while to the rear there is an enclosed garden with a paved patio area and lawn which is ideal for outdoor relaxation and family enjoyment. With its combination of space, location, no onward chain and convenience, this property presents an excellent opportunity for a wide range of buyers including first-time purchasers, growing families and investors. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

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

Lounge

13'5" x 14'6" (4.10m x 4.41m)

Double glazed window to front, feature fireplace with inset living flame effect fire, door leading to:

Kitchen/Diner

8'7" x 17'8" (2.61m x 5.39m)

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 eye level double oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door to storage cupboard, double glazed sliding patio door leading to:

Conservatory

10'0" x 7'9" (3.04m x 2.37m)

Double glazed windows to sides, radiator, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Access to loft room via pull down ladder, doors leading to:

Bedroom 1

13'6" x 10'6" (4.12m x 3.19m)

Double glazed window to front, radiator.

Bedroom 2

8'6" x 7'10" (2.60m x 2.39m)

Double glazed window to rear, radiator.

Bedroom 3

9'0" x 7'9" (2.74m x 2.37m)

Double glazed window to front, radiator.

Bathroom

5'4" x 9'6" (1.63m x 2.90m)

Four piece suite comprising panelled bath with shower over, pedestal wash hand basin, shower enclosure and low-level WC, tiled walls, two double glazed windows to rear, heated towel rail.

SECOND FLOOR

Loft Room

9'8" x 17'8" (2.95m x 5.39m)

Double glazed velux window, radiator.

OUTSIDE

Double driveway to the front of the property. Enclosed garden to the rear mainly laid to lawn with paved patio 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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