



Boulderstone Road, Stalybridge, SK15 1HJ

Offers over £350,000

Occupying a desirable position on the popular and highly sought-after Arlies Estate in Stalybridge, this spacious four-bedroom detached bungalow with no vendor chain, offers versatile and well-proportioned living accommodation, ideal for a range of buyers including families, downsizers, and those seeking single-storey living in a convenient yet peaceful location. The property is well placed close to a range of local amenities, highly regarded schools, and excellent transport links, while also benefiting from easy access to the surrounding countryside, offering a variety of scenic walks and outdoor pursuits.

The accommodation is arranged on one level and comprises a welcoming entrance hall providing access to all principal rooms. There is a generous lounge which offers a comfortable setting for both everyday living and entertaining, along with a bright conservatory overlooking the rear garden, creating an additional sitting or dining space that can be enjoyed throughout the year. The fitted kitchen provides a practical and functional layout with ample storage and workspace. The principal bedroom benefits from its own en-suite shower room, while three further well-proportioned bedrooms offer flexibility for family use, guest accommodation, or home office space. A family bathroom completes the internal accommodation.

Externally, the property is set behind a block-paved double driveway providing ample off-road parking, with mature planted areas that add kerb appeal. To the rear is a good-sized enclosed garden, featuring a well-maintained lawn and paved patio area, ideal for outdoor dining, entertaining, or simply relaxing in a private setting.

This well-presented bungalow combines spacious and adaptable accommodation with a sought-after residential location, making it an excellent opportunity for a wide range of purchasers.



GROUND FLOOR

Hall

13'2" x 3'8" (4.01m x 1.12m)

Door to front, radiator, doors leading to:

Lounge

14'2" x 12'9" (4.32m x 3.89m)

Radiator, double glazed French doors leading to:

Conservatory

9'11" x 16'5" (3.03m x 5.00m)

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

Kitchen

8'5" x 12'2" (2.56m x 3.70m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear.

Bedroom 4

7'4" x 10'0" (2.24m x 3.05m)

Double glazed window to front, radiator.

Inner Hallway

3'5" x 14'7" (1.03m x 4.44m)

Doors leading to:

Bedroom 1

17'7" x 10'0" (5.36m x 3.05m)

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

En-suite

3'9" x 7'11" (1.14m x 2.41m)

Three piece suite comprising, wall mounted wash hand basin, shower area and low-level WC, tiled walls, double glazed window to rear.

Bedroom 2

9'5" x 8'0" (2.88m x 2.45m)

Double glazed window to front, radiator.

Bedroom 3

9'0" x 8'1" (2.74m x 2.46m)

Double glazed window to front, radiator.

Bathroom

8'5" x 6'8" (2.56m x 2.02m)

Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE

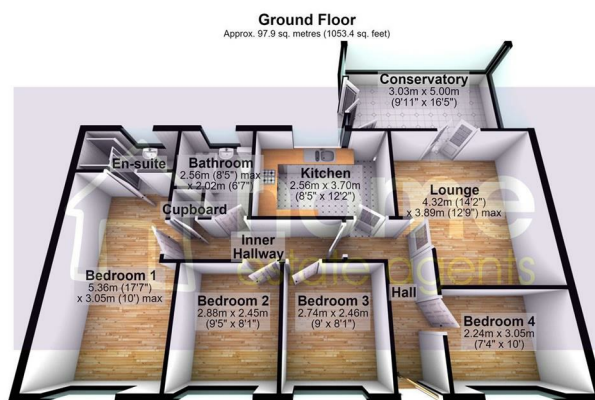
Block paved double driveway to the front with mature planted areas. Enclosed good sized garden to the rear with lawn and paved patio area.

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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Total area: approx. 97.9 sq. metres (1053.4 sq. feet)

