



Churchbank
Stalybridge, SK15 2QJ

Offers over £350,000



There's no agent like home

Immaculately presented throughout, this attractive three-bedroom semi-detached home combines generous living accommodation with a superb position within a popular and well-established area of Stalybridge. Offering a stylish and versatile layout, the property is ideally suited to modern family life and is ready to move straight into.

The location provides excellent everyday convenience, with well-regarded local schools, shops and a range of amenities all within easy reach. Stalybridge town centre is just a short distance away, while excellent transport connections include Stalybridge railway station, providing direct services towards Manchester and beyond.

A welcoming entrance hall leads into the home, with a useful downstairs WC and a well-proportioned lounge. Split-level stairs rise to the impressive open-plan kitchen and dining room, which flows seamlessly through to a fantastic family room. Featuring skylights that flood the space with natural light and bi-fold doors opening directly onto the rear garden, this is a particularly appealing space for both everyday family life and entertaining.

To the first floor are three well-proportioned bedrooms together with a modern family bathroom, providing comfortable and practical accommodation for a growing family.

Externally, the property benefits from a driveway providing off-road parking and access to a detached garage with power, together with a lawned front garden enhanced by mature shrubs. To the rear is a private enclosed garden, thoughtfully designed for ease of maintenance with a paved patio and artificial lawn. A fantastic garden office provides an impressive additional space, complete with power, lighting, heating and Wi-Fi, making it ideal for those working from home, a home gym, hobby room or simply a dedicated space to relax.

An impressive home offering generous accommodation, excellent outdoor space and a highly convenient location, early viewing is highly recommended.



GROUND FLOOR

Hall 4'9" x 4'8" (1.46m x 1.42m)
Door to front, radiator, doors leading to:

WC 9'8" x 2'7" (2.94m x 0.78m)
Two piece suite comprising wash hand basing and low-level WC, half tiled walls, heated towel rail.

Lounge 14'10" x 13'9" (4.51m x 4.18m)
Double glazed bay window to front, feature fireplace, radiator, split level stairs leading to:

Kitchen/Dining Room 8'6" x 16'7" (2.60m x 5.05m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, built-in oven, built-in hob with extractor hood over, radiator, open plan to:

Family Room 9'2" x 14'9" (2.79m x 4.50m)
Radiator, three skylights, bi-fold door opening to rear garden.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1 14'10" x 10'2" (4.51m x 3.10m)
Double glazed window to front, radiator, built-in wardrobes.

Bedroom 2 8'6" x 10'2" (2.60m x 3.10m)
Double glazed window to rear, radiator.

Bedroom 3 7'3" x 6'1" (2.20m x 1.85m)
Double glazed window to front, radiator.

Bathroom 5'5" x 6'1" (1.66m x 1.85m)
Three piece suite comprising, bath with shower over, wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Driveway leading to the detached garage and lawned garden to the front with mature shrubs. Enclosed low maintenance garden to the rear with paved patio, artificial lawn and garden office with power, lighting, heating and WiFi.

DISCLAIMER

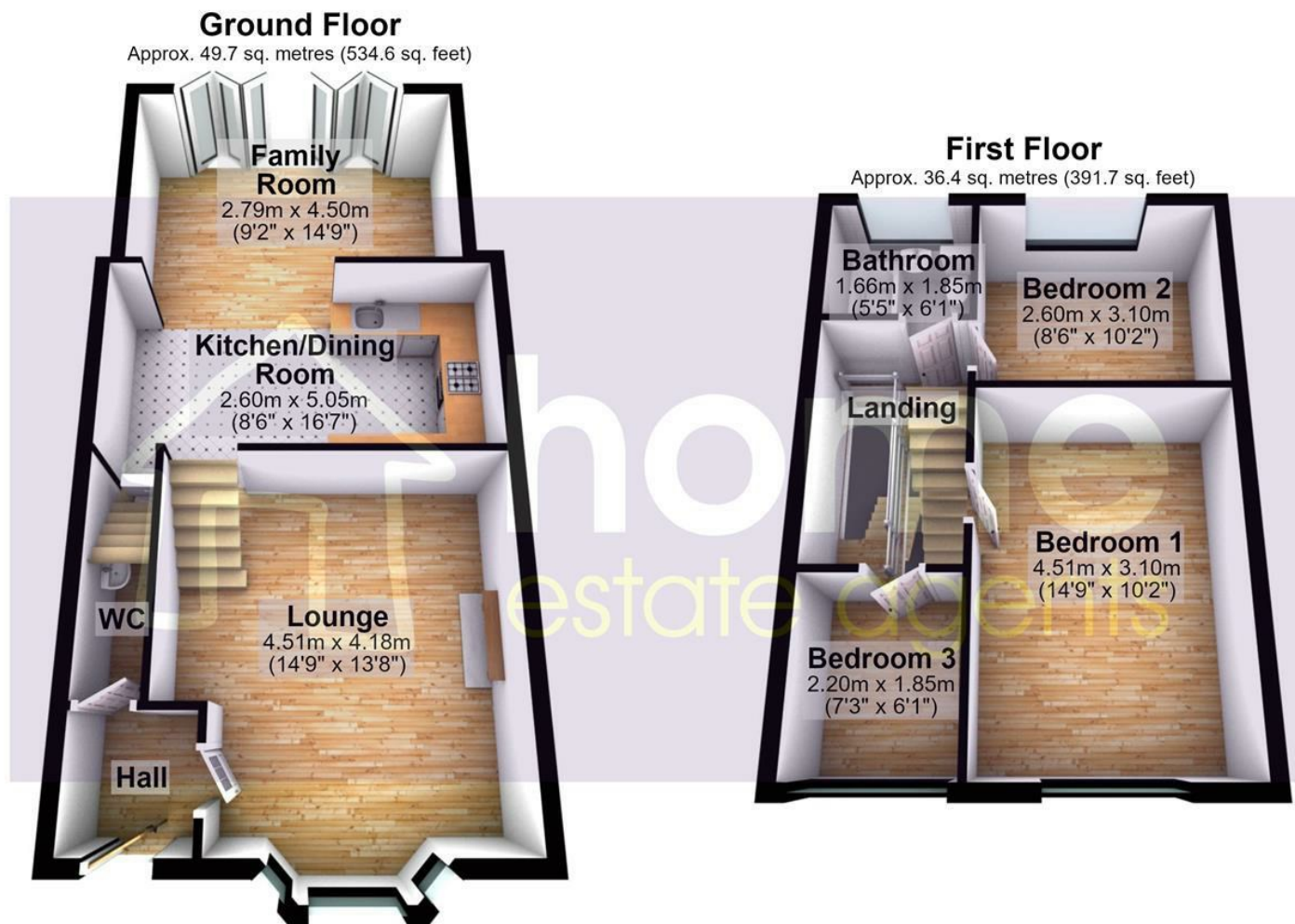
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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. 86.1 sq. metres (926.4 sq. feet)

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