home estate agents

There's no agent like home



Longridge Avenue, Stalybridge, SK15 1HG

Offers in the region of £215,000

This three bedroom end mews property, offered for sale with no vendor chain, enjoys a prime position within a popular residential area of Stalybridge, making it an ideal choice for a variety of buyers. Perfectly situated for easy access to a wide range of amenities, well-regarded schools, excellent transport links and nearby open countryside, the location offers both convenience and a wonderful lifestyle opportunity.

The home opens with an entrance vestibule leading into a bright and inviting lounge, providing a comfortable space to relax and unwind. To the rear sits a generously sized kitchen/diner, fitted with a range of units and offering ample room for family dining, with access out to the garden, making it a sociable hub of the home.

The first floor hosts three well-proportioned bedrooms, each offering flexibility for use as sleeping accommodation, home working or hobbies, along with a family bathroom.

Externally, there is a mature planted garden to the front. A gated side pathway leads to the rear, where you will find an enclosed, paved garden that provides a private space for outdoor seating, play or entertaining throughout the year.
With its spacious layout, desirable location and no onward chain, this property presents an excellent opportunity for first-time buyers, young families or those looking to move into a ready-to-enjoy home close to everything Stalybridge has to offer.







GROUND FLOOR

Entrance Vestibule
Door to side, double glazed window to front, radiator, door leading to:

Lounge
12'7" x 15'10" (3.84m x 4.83m)
Double glazed window to front, stairs leading to first floor, radiator, door leading to:

Kitchen/Diner
9'9" x 15'10" (2.97m x 4.83m)
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, space for cooker, two double glazed windows to rear, radiator, door to storage cupboard, door leading out to rear garden.

FIRST FLOOR

Landing
Door to boiler cupboard, doors leading to:

Bedroom 1
11'1" x 9'5" (3.38m x 2.87m)
Double glazed window to front, radiator, fitted wardrobes and over bed storage.

Bedroom 2
11'3" x 6'0" (3.42m x 1.83m)
Double glazed window to rear, radiator, built-in wardrobes.

Bedroom 3
6'2" x 6'0" (1.89m x 1.82m)
Double glazed window to front, radiator.

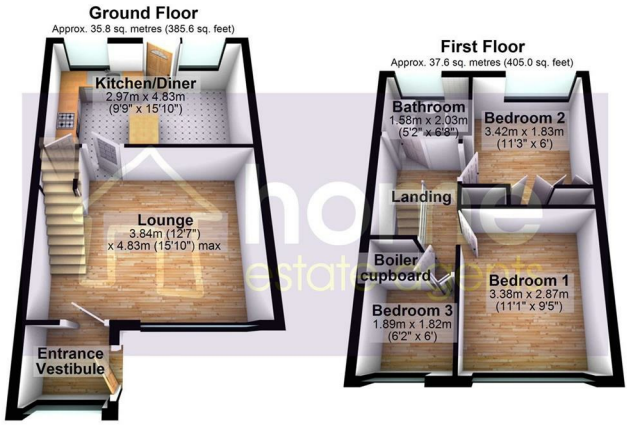
Bathroom
5'2" x 6'8" (1.58m x 2.03m)
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE
Mature planted garden to the front and steps leading up to the property. Gated access to the side of the property leading to the rear garden. Enclosed paved garden to the rear.

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. 73.5 sq. metres (790.7 sq. feet)







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