



## Regina Avenue, Stalybridge, SK15 1DN

Offers over £230,000

Selling a well-presented and spacious three-bedroom home ideally located within a short walking distance of Stalybridge town centre, where residents can enjoy a fantastic variety of local amenities including independent shops, cafés, bars, and leisure facilities. For the commuter, the property is perfectly positioned for access to excellent transport links, with Stalybridge train station and regular bus routes providing convenient connections to Manchester, Ashton, and surrounding areas. Stamford Park and Cheetham Park are also just a short stroll away, offering beautiful green spaces ideal for families and those who enjoy outdoor activities.

The accommodation comprises an inviting entrance hall, a comfortable lounge with ample natural light, a modern fitted kitchen, and a useful utility room to the ground floor. To the first floor, there are three well-proportioned bedrooms and a contemporary bathroom.

Externally, the property is garden-fronted planted sections. To the rear and side, there is a generous enclosed garden with gated access that can be used as off-road parking if desired. A raised decked seating area provides an ideal space for outdoor dining or relaxing, while a detached, versatile outbuilding offers excellent flexibility for use as a home office, gym, studio, or workshop.

This lovely home would make an ideal purchase for first-time buyers, families, or professionals seeking a convenient and well-connected location close to both town and countryside. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Hall

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

### Lounge

12'6" x 14'6" (3.81m x 4.42m)

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

### Kitchen

8'9" x 11'10" (2.67m x 3.60m)

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 dishwasher, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to rear, open to:

### Utility Room

8'9" x 5'11" (2.67m x 1.81m)

Plumbing for washing machine, space for fridge/freezer, double glazed window to rear, double glazed window to side, door leading out to rear garden.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Master Bedroom

12'9" x 10'5" (3.88m x 3.17m)

Double glazed window to front, radiator.

### Bedroom 2

8'6" x 9'5" (2.60m x 2.86m)

Double glazed window to rear, radiator.

### Bedroom 3

9'1" x 7'6" (2.78m x 2.29m)

Double glazed window to front, radiator.

### Bathroom

5'6" x 8'4" (1.68m x 2.55m)

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

## OUTSIDE

Garden fronted with planted sections. Enclosed good sized garden to the side and rear with gated access providing driveway parking if needed. Raised decking seating area and verstile outbuilding.

## DISCLAIMER

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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. 72.6 sq. metres (781.2 sq. feet)

