



## Stamford Close, Stalybridge, SK15 1QY

### Offers over £275,000

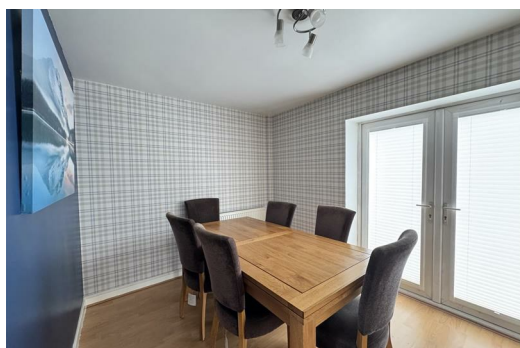
This well presented and deceptively spacious four-bedroom extended end-terraced property is ideally located in a sought-after and convenient area of Stalybridge. With easy access to a range of local schools, amenities and public transport links—including Stalybridge train station just a short walk away—it offers a perfect blend of comfort and connectivity. Tameside Hospital is also close by, making it an excellent choice for professionals and commuters. With Stamford Park also a short distance away, offering the perfect spot for enjoying the outdoors or family walks.

Ideal for growing families, the accommodation is thoughtfully laid out across two floors. The ground floor features a welcoming entrance hallway, a bright and spacious lounge, and a separate dining room with French doors opening out to the rear garden—perfect for entertaining or family gatherings. The kitchen/breakfast room offers generous worktop space, ample storage, and a casual dining area, making it a practical and social hub of the home.

Upstairs, the property boasts four well-proportioned bedrooms. The main bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom—perfect for the needs of a busy household.

Externally, the home features a paved driveway to the front, providing ample off-road parking. To the rear, the good-sized enclosed garden includes both a paved patio and lawn area—ideal for children to play safely or for outdoor dining during warmer months.

Combining generous living space and a fantastic location, this is a superb family home ready to move into. Early viewing is highly recommended to appreciate the space on offer.





## GROUND FLOOR

### Hall

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

### Lounge

13'0" x 14'6" (3.96m x 4.41m)

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

### Dining Room

8'2" x 11'7" (2.50m x 3.52m)

Radiator, double glazed French doors opening out to rear garden, door leading to:

### Rear Hall

Door to storage cupboard, door leading out to rear garden, open plan to:

### Kitchen/Breakfast Room

17'6" x 10'1" (5.33m x 3.07m)

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, plumbing for dishwasher, space for fridge/freezer, space for cooker, space for tumble dryer, double glazed window to rear, double glazed window to front, radiator.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

12'5" x 11'10" (3.79m x 3.61m)

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

### En-suite Shower Room

5'6" x 6'0" (1.68m x 1.83m)

Three piece suite comprising tiled shower enclosure, pedestal wash hand basin and low-level WC, double glazed window to rear.

### Bedroom 2

11'8" x 10'2" (3.55m x 3.10m)

Double glazed window to front, radiator.

### Bedroom 3

8'10" x 10'2" (2.68m x 3.10m)

Double glazed window to front, radiator.

### Bedroom 4

9'1" x 7'5" (2.77m x 2.26m)

Double glazed window to front, radiator.

### Bathroom

5'6" x 10'2" (1.68m x 3.10m)

Three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to rear.

## OUTSIDE

Paved driveway to the front providing ample off road parking. Enclosed good sized garden to the rear with paved patio and lawn areas with gated access.

## 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. 104.2 sq. metres (1122.1 sq. feet)

