



Maple Avenue
Stalybridge, SK15 1UA

Offers over £275,000



There's no agent like home

Situated in a highly desirable residential area of Stalybridge, this beautifully presented three-bedroom semi-detached family home boasts far-reaching views to the rear. Offering a perfect blend of comfort, convenience, and scenic surroundings, the property is within easy reach of local amenities, well-regarded schools, and excellent transport links. Nature lovers will also appreciate the proximity to Gorse Hall, ideal for countryside walks and outdoor leisure.

Upon entering, you are welcomed by a porch leading into the hallway, setting the tone for the rest of the home. The bright and airy lounge provides a cosy yet stylish space to unwind, while the modern kitchen/diner is perfect for family meals and entertaining, an adjoining utility area offers additional practicality.

Upstairs, there are three well-proportioned bedrooms, each offering plenty of natural light and flexibility for family living or a home office. The contemporary shower room is finished to a high standard, designed with both style and functionality in mind.

Externally, the property benefits from a lawned front garden with a block-paved driveway leading to the garage, providing off-road parking and storage. To the rear, the enclosed garden enjoys a peaceful setting, mainly laid to lawn with a paved patio area—an ideal space for outdoor dining, relaxation, or entertaining guests.

This delightful family home offers everything needed for modern living in a fantastic location. Viewing is highly recommended to fully appreciate all that this property has to offer!



GROUND FLOOR

Porch

Door to side, double glazed windows to front and side, door leading to:

Hall

Radiator, stairs leading to first floor, doors leading to:

Lounge 13'6" x 11'5" (4.11m x 3.49m)

Double glazed window to front, feature inglenook fireplace with log burner.

Kitchen/Diner 7'10" x 17'6" (2.40m x 5.34m)

Fitted with a matching range of base units with worktop space over, inset sink and drainer with mixer tap, built-in oven, built-in hob, double glazed window to rear, double glazed window to side, door leading to:

Utility Area 4'7" x 6'4" (1.40m x 1.92m)

Fitted with a matching range of full length units, integrated fridge/freezer, double glazed window to rear, door leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1 11'8" x 10'11" (3.56m x 3.33m)

Double glazed window to front, radiator.

Bedroom 2 9'9" x 10'11" (2.96m x 3.33m)

Double glazed window to rear, radiator.

Bedroom 3 8'4" x 6'3" (2.53m x 1.91m)

Double glazed window to front, radiator.

Shower Room 5'5" x 6'3" (1.66m x 1.91m)

Three piece suite comprising walk-in shower area, vanity wash hand basin and low-level WC, double glazed window to rear, heated towel rail.

OUTSIDE

Lawned garden to the front with block paved driveway leading to the garage. Enclosed garden to the rear mainly laid to lawn with paved patio area.

Garage 15'7" x 7'7" (4.76m x 2.32m)

Electric door to front, double glazed window to rear, plumbing for washing machine, door leading out to rear.

DISCLAIMER

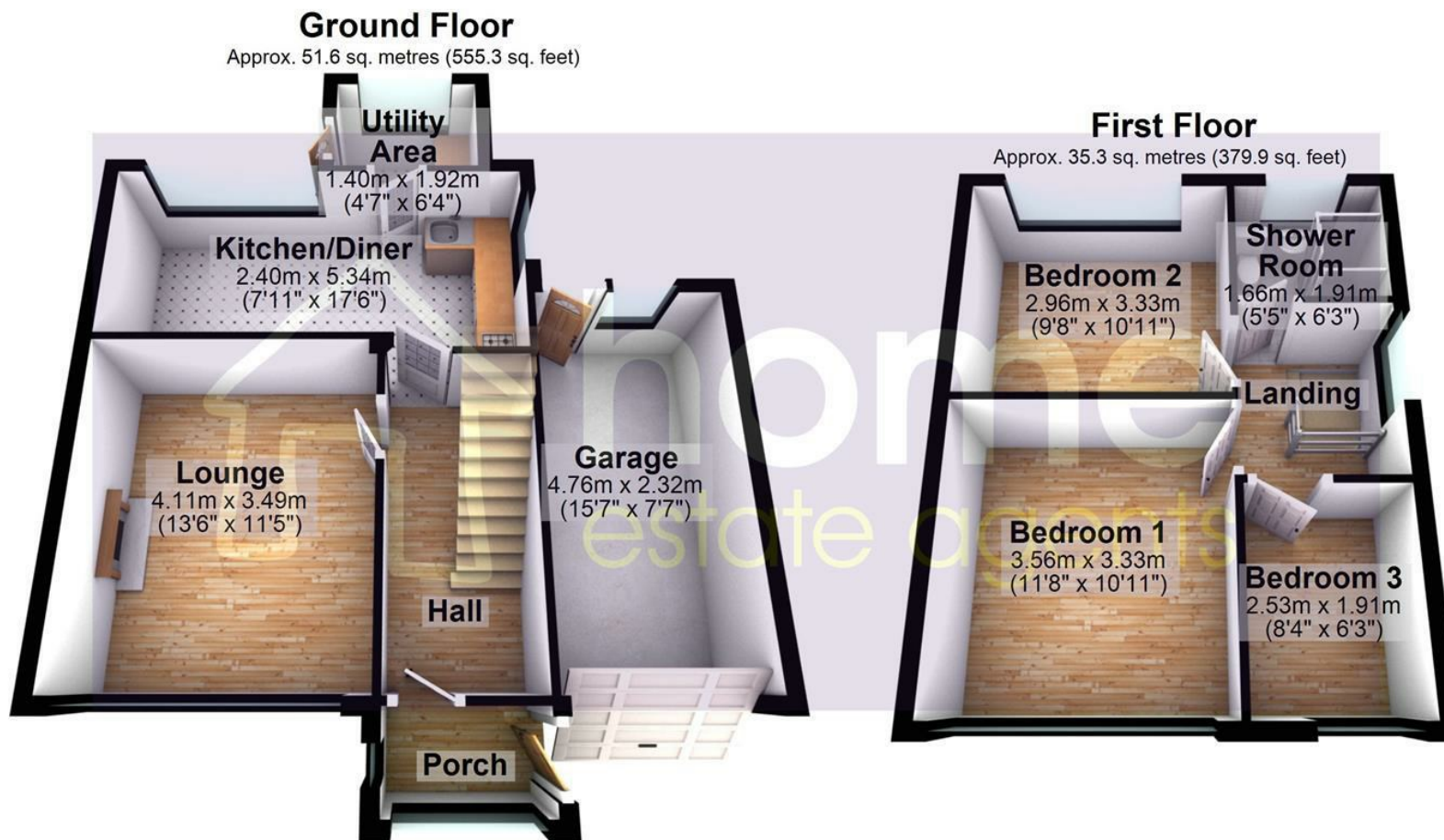
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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.

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Total area: approx. 86.9 sq. metres (935.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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		
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