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Lydgate Close, Stalybridge, SK15 3LQ

Offers over £250,000

Offered for sale with no vendor chain, this spacious four-bedroom end terraced property is situated in the ever-popular Carrbrook area of Stalybridge, a sought-after location close to Stamford Golf Club, attractive green spaces, well-regarded schools, local amenities and excellent transport links. Providing generous accommodation throughout, this property is an ideal choice for growing families looking for a home with plenty of living space both inside and out.

The accommodation briefly comprises an entrance hall, a spacious lounge with French doors opening onto the rear garden, a downstairs WC, a generous kitchen/diner ideal for family living and entertaining, and a useful utility room to the ground floor. To the first floor are four well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a lawned garden to the front, enhancing its kerb appeal, while the rear garden features a lawned area and a decked seating space, providing an excellent setting for outdoor dining, entertaining and relaxing.

This is a fantastic opportunity to acquire a substantial family home in a highly desirable residential location.







GROUND FLOOR

Hall
Door to front, double glazed window to front, stairs leading to first floor, doors leading to:

Lounge
18'8" x 12'5" (5.69m x 3.78m)
Double glazed window to front, radiator, double glazed French doors opening to rear garden.

WC
4'5" x 6'6" (1.34m x 1.98m)
Two piece suite comprising, wash hand basin and low-level WC, double glazed window to rear.

Kitchen/Diner
18'8" x 10'9" (5.69m x 3.28m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, built-in oven, built-in hob with extractor hood over, double glazed window to side, double glazed window to rear, radiator, door leading to:

Utility Room
9'0" x 6'1" (2.75m x 1.86m)
Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, space for tumble dryer, door to front.

FIRST FLOOR

Landing
12'9" x 5'8" (3.89m x 1.73m)
Double glazed window to front, doors leading to:

Bedroom 1
11'0" x 12'4" (3.36m x 3.77m)
Double glazed window to front, radiator.

Bedroom 2
11'0" x 11'0" (3.35m x 3.35m)
Double glazed window to side, radiator.

Bedroom 3
8'5" x 10'9" (2.56m x 3.28m)
Double glazed window to rear, radiator.

Bedroom 4
7'4" x 9'6" (2.24m x 2.89m)
Double glazed window to rear, radiator.

Bathroom
5'3" x 9'4" (1.60m x 2.84m)
Three piece suite comprising, panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear.

OUTSIDE
Lawned garden to the front. Lawned garden and decked seating area 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.

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Total area: approx. 112.2 sq. metres (1207.3 sq. feet)







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