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Brushes Road, Stalybridge, SK15 3EF

Offers over £210,000

Situated within a desirable and peaceful cul-de-sac off Brushes Road, in a popular area of Stalybridge, this two-bedroom end mews property presents an excellent opportunity for first-time buyers, couples or those looking to downsize. Ideally positioned for a range of local amenities, the property benefits from convenient access to shops, well-regarded schools and excellent transport links, providing easy connections to neighbouring towns and Manchester.

The surrounding area is particularly appealing for those who enjoy the outdoors, with Walkerwood Reservoir within walking distance and the beautiful scenery of Stalybridge Country Park close by, offering an abundance of opportunities for countryside walks and outdoor recreation.

The accommodation comprises an entrance vestibule leading into the lounge, with a separate kitchen completing the ground floor. To the first floor are two bedrooms and a bathroom.

Externally, the property benefits from a driveway to the front, providing valuable off-road parking, while to the rear is an enclosed garden finished with decorative slate, creating a low-maintenance outdoor space to enjoy.

Combining a peaceful residential setting with convenient amenities and attractive countryside surroundings, this property is well worth viewing.







GROUND FLOOR

Entrance Vestibule
2'10" x 3'11" (0.86m x 1.20m)
Door to front, door leading to:

Lounge
14'7" x 11'11" (4.45m x 3.63m)
Double glazed window to front, radiator, stairs leading to first floor, door leading to:

Kitchen
10'3" x 11'11" (3.12m x 3.63m)
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, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading out to rear.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
10'11" x 11'11" (3.34m x 3.63m)
Double glazed window to front, radiator, door to storage cupboard.

Bedroom 2
10'0" x 8'7" (3.05m x 2.62m)
Double glazed window to rear, radiator.

Bathroom
7'5" x 4'7" (2.26m x 1.39m)
Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE
Driveway to the front of the property. Enclosed decorative slate 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.

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Total area: approx. 57.0 sq. metres (613.1 sq. feet)







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