



## Chestnut Close, Stalybridge, SK15 2HG

### Offers over £315,000

This appealing three-bedroom detached bungalow with the added benefit of a dormer enjoys a sought-after position in Stalybridge, perfectly placed for local shops, schools, transport links and the open spaces of Cheetham Park. The property combines spacious and versatile accommodation with attractive outdoor areas, making it an ideal home for families or those seeking flexible living arrangements.

The interior begins with a welcoming entrance hall leading into a bright and comfortable lounge, complete with a feature log burner, a separate dining room, and a kitchen/diner that provides an excellent space for both everyday family meals and entertaining guests. The ground floor also hosts three well-proportioned bedrooms and a family bathroom, offering convenience and practicality. Upstairs, the dormer conversion provides additional versatility with a study, perfect for working from home, and a large family room that could serve as a playroom, hobby room, or additional guest space.

Externally, the property is set back from the road with a driveway providing off-road parking and a neatly maintained front garden with a lawn and mature planted borders. To the rear, an enclosed tiered garden offers a variety of spaces to relax and unwind, including a paved patio, a sloping lawn, and steps that lead to further patio areas. From here, the elevated position allows for stunning long-range views, creating a peaceful and picturesque backdrop for outdoor living.

This is an opportunity to purchase a well-presented and versatile home in a desirable location, offering both comfort and convenience in equal measure. **\*\*Viewing Highly Recommended\*\***.



## GROUND FLOOR

### Entrance Hall

Door to front, double doors to storage cupboard, doors leading to:

### Lounge

16'6" x 10'8" (5.03m x 3.25m)

Double glazed window to front, inglenook fireplace with log burner, radiator, door leading to:

### Dining Room

16'6" x 8'1" (5.03m x 2.46m)

Double glazed window to front, radiator, stairs leading to first floor.

### Kitchen/Diner

13'10" x 12'9" (4.22m x 3.89m)

Fitted with a matching range of base and eye level units with worktop space over, 2+1/2 bowl inset sink with mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for tumble dryer, built-in oven, built-in hob with extractor hood over, double glazed window to front, double glazed window to side, radiator, door leading out to side, door leading to:

### Hallway

Doors leading to:

### Bedroom 1

10'0" x 11'6" (3.05m x 3.51m)

Double glazed window to rear, radiator.

### Bedroom 2

6'10" x 11'0" (2.08m x 3.35m)

Double glazed window to rear, radiator.

### Bedroom 3

6'10" x 10'0" (2.08m x 3.05m)

Double glazed window to rear, radiator.

### Bathroom

5'5" x 7'3" (1.65m x 2.21m)

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

## FIRST FLOOR

### Landing

Double glazed velux window to rear, door leading to:

### Study

8'11" x 10'8" (2.71m x 3.25m)

Double glazed velux window to rear, double glazed velux window to front, door leading to:

### Family Room

8'11" x 12'6" (2.71m x 3.80m)

Double glazed velux window to rear.

## OUTSIDE

Driveway to the front with lawned garden and mature planted borders. Enclosed tiered garden to the rear with paved patio area, sloped lawn and steps lead up to further seating area with stunning far range views.

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