



## Groby Street, Stalybridge, SK15 2NN

**Offers over £199,950**

This well-presented three-bedroom mid-terraced property is situated in a desirable area of Stalybridge, offering a perfect combination of character, space, and convenience. Positioned within walking distance of Stalybridge town centre, the property is ideally placed for a wide range of amenities, schools, and excellent transport links, with both the train and bus stations close by providing easy access to surrounding areas. Cheetham Park is just a short stroll away, offering beautiful green spaces, walking routes, and a peaceful setting to enjoy outdoor leisure.

The home is beautifully presented throughout, blending character with modern comfort. The entrance vestibule leads into a welcoming lounge featuring a charming log burner, perfect for creating a cosy atmosphere. A second spacious reception room serves as a formal dining area, with French doors opening out to the rear garden, allowing natural light to flood the space and offering a lovely connection between indoor and outdoor living. The kitchen is open plan to the dining room, offering a practical and sociable layout, making it a great space for family life and hosting. There is also the benefit of a useful cellar.

To the first floor, the property offers three bedrooms, providing versatile accommodation, along with a stylish, modern bathroom.

The enclosed rear garden offers a delightful outdoor space with a paved patio and a raised decking seating area, providing the perfect setting for al fresco dining, or simply unwinding at the end of the day.

This charming home is ready to move into and would suit a variety of buyers including first-time purchasers, young families, and professionals alike. Offering a wonderful balance of space, style, and convenience, early viewing is highly recommended to fully appreciate all this property has to offer.





## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge

14'0" x 14'0" (4.27m x 4.27m)

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

### Inner Hallway

Stairs leading to first floor, door leading to:

### Dining Room

12'0" x 13'9" (3.66m x 4.19m)

Radiator, door to stairs leading down to cellar, double glazed French doors leading out to rear, open plan to:

### Kitchen

10'6" x 7'2" (3.19m x 2.18m)

Fitted with a matching range of base units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side.

## BASEMENT

### Cellar

16'10" x 14'0" (5.14m x 4.27m)

Radiator.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

9'8" x 14'0" (2.95m x 4.27m)

Double glazed window to front, radiator.

### Bedroom 2

12'0" x 9'3" (3.65m x 2.82m)

Double glazed window to rear, radiator.

### Bedroom 3

9'0" x 6'0" (2.74m x 1.83m)

Double glazed window to rear, radiator.

### Bathroom

6'11" x 7'11" (2.10m x 2.41m)

Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, part tiled walls.

## OUTSIDE

Enclosed garden to the rear with paved patio and raised decking seating area.

## DISCLAIMER

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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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