



## Coniston Drive, Stalybridge, SK15 1EE

### Offers over £140,000

Nestled on the tranquil Coniston Drive in Stalybridge, this semi-detached house presents a unique opportunity for those looking to create their dream home. With three spacious bedrooms, this property is ideal for families or individuals seeking ample living space. The single reception room offers a welcoming area for relaxation and social gatherings, providing a blank canvas for your personal touch.

While the house is currently empty and requires a full rewire and refurbishment, this presents an exciting chance to design and renovate according to your own tastes and preferences. The potential for transformation is vast, allowing you to craft a modern and comfortable living environment tailored to your lifestyle.

Situated in a pleasant neighbourhood, the property benefits from a convenient location, with local amenities and transport links within easy reach. This semi-detached house is not just a property; it is an opportunity to invest in a home that you can truly make your own. If you are ready to take on a project and envision a space that reflects your style, this property on Coniston Drive could be the perfect choice for you.



## GROUND FLOOR

### Hall

Entrance Hall leading to stairs & living room door

### Living Room

13'4" x 13'10" (4.07m x 4.21m)

Window to front, door to:

### Kitchen Area

8'7" x 12'2" (2.62m x 3.71m)

Base cupboards , window to rear , gas point for cooker

### Kitchen Area

12'7" x 5'1" (3.84m x 1.55m)

sink basin , top & base cupboards

## FIRST FLOOR

### Landing

Stairs.

### Bedroom 1

13'4" x 9'7" (4.07m x 2.92m)

Window to front, door to:

### Bedroom 2

8'7" x 7'10" (2.62m x 2.39m)

Window to rear, door to:

### Bedroom 3

8'11" x 7'8" (2.72m x 2.34m)

Window to front, door to:

### Bathroom

Window to rear double glazed. 3 piece suite

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## 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/herself 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.



Total area: approx. 71.1 sq. metres (765.8 sq. feet)

