



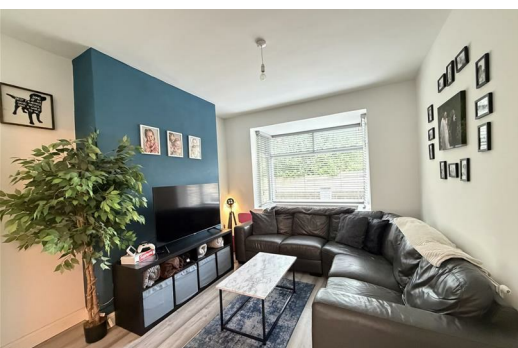
## King Street, Stalybridge, SK15 2AE

**Offers over £219,950**

This very well presented three-bedroom mid mews property is ideally situated in the heart of Stalybridge Town Centre, offering the convenience of a wide range of shops, supermarkets, cafés, restaurants and everyday amenities right on the doorstep. The property is also within walking distance of Stalybridge Train Station, providing excellent commuter links into Manchester, Leeds and beyond, making it an ideal choice for first-time buyers, young families and professionals alike.

The accommodation is well planned and beautifully maintained throughout. An entrance hall leads into a comfortable lounge, creating a welcoming space to relax, while to the rear is a stunning open-plan modern kitchen/diner fitted with a range of contemporary units and complemented by a central island unit, providing both additional workspace and a sociable area for dining and entertaining. The kitchen enjoys direct access to the rear garden, further enhancing the property's appeal for modern family living.

To the first floor are three well-proportioned bedrooms along with a family bathroom fitted with a modern suite. Externally, the property benefits from a forecourt garden to the front and an enclosed low-maintenance paved garden to the rear, offering a private outdoor space ideal for relaxing or entertaining. Combining stylish accommodation with a highly convenient central location, this excellent home is ready to move straight into and must be viewed to be fully appreciated.



## GROUND FLOOR

### Hall

Door to front, radiator, stairs leading to first floor, door leading to:

### Lounge

13'8" x 11'3" (4.17m x 3.43m)

Double glazed box window to front, radiator, open plan to:

### Kitchen/Diner

12'6" x 18'0" (3.80m x 5.49m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, matching Island with storage cupboards and drawers under, tiled splashbacks, space for fridge/freezer, space for range style cooker, two double glazed windows to rear, two radiators, door leading out to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

12'0" x 11'0" (3.66m x 3.35m)

Double glazed window to rear, radiator.

### Bedroom 2

12'0" x 11'0" (3.66m x 3.35m)

Double glazed window to front, radiator.

### Bedroom 3

9'0" x 6'11" (2.74m x 2.12m)

Double glazed window to front, radiator.

### Bathroom

7'7" x 6'10" (2.30m x 2.08m)

Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, double glazed window to rear, radiator.

## OUTSIDE

Garden fronted. Enclosed paved 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. 82.0 sq. metres (883.1 sq. feet)

