



Besom Lane, Stalybridge, SK15 3EZ

Offers over £225,000

Situated in the popular Millbrook area of Stalybridge, this three-bedroom semi-detached property offers a fantastic opportunity for buyers seeking a home in a location that combines everyday convenience with beautiful outdoor surroundings. A range of local amenities are close at hand, with Stalybridge town centre approximately one mile away, providing access to shops, cafés and transport links. For those who enjoy spending time outdoors, Stalybridge Country Park is right on the doorstep, offering scenic countryside walks and opportunities to explore the surrounding landscape.

The accommodation briefly comprises an entrance hall leading through to a lounge/diner, providing a versatile living and dining space, alongside a separate kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway to the front, complemented by a planted border. To the rear is an enclosed garden featuring a paved patio area, ideal for outdoor seating and entertaining, together with a useful brick-built storage room accessed from the garden. Steps lead up to a lawned section, offering excellent potential to create an attractive outdoor space for relaxing, gardening or enjoying time with family and friends.

Combining a convenient location, three-bedroom accommodation and excellent access to the surrounding countryside, this property is well worth an early viewing.



GROUND FLOOR

Hall

10'8" x 7'5" (3.26m x 2.26m)

Double glazed window to side, door to storage cupboard, radiator, stairs leading to first floor, doors leading to:

Lounge/Diner

22'10" x 11'11" (6.96m x 3.62m)

Double glazed bay window to front, feature fireplace, radiator, double glazed sliding door opening to rear garden, open to:

Kitchen

17'4" x 9'7" (5.28m x 2.93m)

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 and cooker, double glazed window to side, radiator, open to pantry.

FIRST FLOOR

Landing

4'6" x 7'2" (1.37m x 2.18m)

Double glazed window to side, doors leading to:

Bedroom 1

12'11" x 12'2" (3.94m x 3.71m)

Double glazed window to front, radiator.

Bedroom 2

9'7" x 12'2" (2.92m x 3.71m)

Double glazed window to rear, radiator.

Bedroom 3

9'4" x 7'2" (2.84m x 2.18m)

Double glazed window to side, radiator.

Bathroom

8'4" x 8'3" (2.54m x 2.52m)

Three piece suite comprising, bath with shower attachment over, pedestal wash hand basin and low-level WC, tiled walls, two double glazed windows to rear, heated towel rail.

OUTSIDE

Driveway to the front with planted border. Enclosed garden to the rear with paved patio, door to brick storage room and step up to lawn area.

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.

