



Cornfield, Stalybridge, SK15 2UB

Offers over £365,000

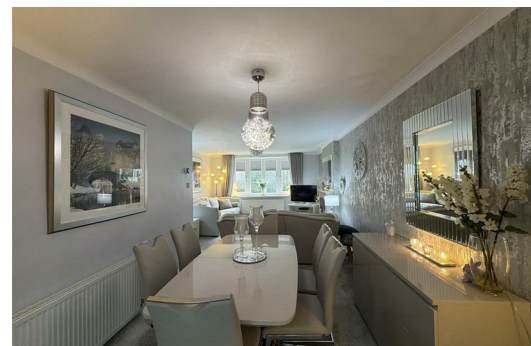
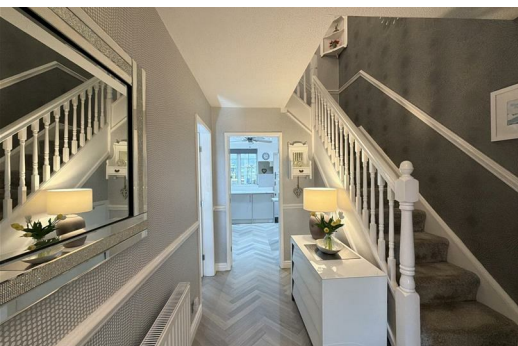
Situated in the ever popular and highly sought-after Mottram Rise area, this stunning three bedroom family home is tucked away at the end of a quiet cul-de-sac, offering both privacy and a superb residential setting. Ideally positioned close to local amenities, reputable schools, excellent transport links and Cheetham Park for outdoor leisure, properties of this calibre rarely come to market and early viewing is strongly advised.

The accommodation is well presented throughout and briefly comprises an inviting entrance hall, a convenient downstairs WC, and a spacious lounge/diner providing a bright and versatile living and dining space, perfect for both everyday family life and entertaining guests. Doors lead through to a conservatory overlooking the rear garden, allowing natural light to flood the space and creating an additional reception area that can be enjoyed all year round. The ground floor is completed by a well-appointed kitchen/breakfast room, offering ample storage and workspace.

To the first floor are three well-proportioned bedrooms, each offering comfortable accommodation, along with a modern four-piece family bathroom suite comprising bath, separate shower, wash basin and WC.

Externally, the property benefits from a well-maintained lawned garden to the front, enhancing its kerb appeal, and a generous enclosed garden to the rear and side. The outdoor space features a lawn area ideal for children or pets, a raised paved patio perfect for al fresco dining and summer entertaining, and steps leading up to a wooden shed and an additional artificial lawn area, providing a practical and low-maintenance finish.

This is a beautifully maintained and thoughtfully laid out family home in a prime location, combining space, presentation and position to create a truly desirable property.



GROUND FLOOR

Hall

Door to front, radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

WC

Two piece suite comprising, vanity wash hand basin and low-level WC, tiled walls, heated towel rail, double glazed window to front.

Lounge/Diner

25'2" x 13'4" (7.68m x 4.06m)

Double glazed bow window to front, feature fireplace with inset living flame effect fire, two radiators, double glazed French doors leading to:

Conservatory

7'10" x 13'10" (2.38m x 4.21m)

Double glazed windows to sides, radiator, double glazed French doors opening out to rear garden.

Kitchen/Breakfast Room

10'10" x 11'5" (3.31m x 3.47m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13'5" x 11'5" (4.10m x 3.48m)

Double glazed window to front, fitted wardrobes, radiator, door to:

Bedroom 2

11'9" x 12'10" (3.57m x 3.91m)

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom 3

7'10" x 9'5" (2.40m x 2.86m)

Double glazed window to front, fitted wardrobes, radiator, door to:

Bathroom

8'5" x 8'0" (2.57m x 2.44m)

Four piece suite comprising bath with hand shower attachment, vanity wash hand basin, walk-in shower area and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE

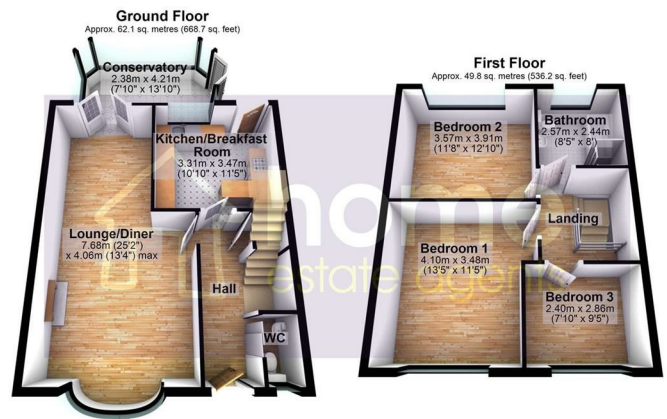
Well maintained lawned garden to the front. Good sized enclosed garden to the rear and side, with lawn, raised paved patio area and steps leading up to wooden shed with small artificial lawned area.

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/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.

WWW.HOMEAA.CO.UK



Total area: approx. 111.9 sq. metres (1204.9 sq. feet)

