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Quarry Heights, Stalybridge, SK15 1TL

Offers over £450,000

This stunning three bedroom detached family home offers an impressive amount of spacious and versatile accommodation, making it an ideal choice for growing families seeking a home that combines generous living space with a superb location. Situated within a popular residential development and occupying a desirable cul-de-sac position, the property is conveniently placed for a range of local amenities, well regarded schools and excellent transport links. Stalybridge Town Centre is within easy reach, offering a variety of facilities, whilst Stalybridge Train Station provides regular services into Manchester. For those who enjoy the outdoors, the nearby Gorse Hall offers beautiful countryside walks and open green spaces.

Internally, the accommodation is thoughtfully arranged over two floors and provides a range of flexible living spaces to suit the needs of modern family life. The ground floor comprises a welcoming entrance hall leading through to a spacious lounge, perfect for relaxing, alongside an impressive open-plan kitchen/diner which provides an excellent space for everyday family dining and entertaining. There is also a separate family room, featuring bi-folding doors which open directly onto the rear garden, creating a wonderful connection between indoor and outdoor living. A useful home office provides an ideal space for those working remotely, whilst a downstairs WC completes the ground floor accommodation.

To the first floor are three well proportioned bedrooms, two of which benefit from their own en-suite facilities, offering added convenience and privacy, together with a family bathroom.

Externally, the property continues to impress with a driveway providing off road parking and a lawned front garden complemented by planted borders. To the rear is an enclosed garden, with a decked seating area, lawn and planted borders, providing an ideal setting for outdoor dining, and family enjoyment. The garden further benefits from the attractive long range views.







GROUND FLOOR

Entrance Hall
6'10" x 4'0" (2.09m x 1.22m)
Door to front, stairs leading to first floor, door to office, door leading to:

Lounge
15'7" x 11'4" (4.76m x 3.45m)
Double glazed bay window to front, two radiators, door leading to:

Kitchen/Diner
16'4" x 23'3" (4.99m x 7.09m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed windows to sides, two radiators, door to cloakroom, door to storage cupboard, open plan to:

Family Room
12'10" x 11'4" (3.91m x 3.45m)
Double glazed windows to sides, radiator, feature log burner, bi-fold door opening to rear garden.

Cloakroom
Two piece suite comprising, wash hand basin and low-level WC, tiled splashback, heated towel rail, double glazed window to rear.

Office
6'10" x 7'6" (2.09m x 2.29m)
Double glazed window to front, radiator.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
14'0" x 11'9" (4.27m x 3.58m)
Double glazed window to front, radiator, door leading to:

En-suite
5'2" x 5'4" (1.58m x 1.63m)
Three piece suite comprising, wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to front, radiator.

Bedroom 2
15'2" x 8'4" (4.63m x 2.55m)
Double glazed window to front, radiator, door leading to:

En-suite
3'2" x 8'4" (0.97m x 2.55m)
Three piece suite comprising, wash hand basin, shower enclosure and low-level WC, double glazed window to rear, radiator.

Bedroom 3
9'5" x 7'4" (2.87m x 2.23m)
Double glazed window to rear, radiator.

Bathroom
6'2" x 7'8" (1.89m x 2.34m)
Three piece suite comprising bath, wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator.

OUTSIDE

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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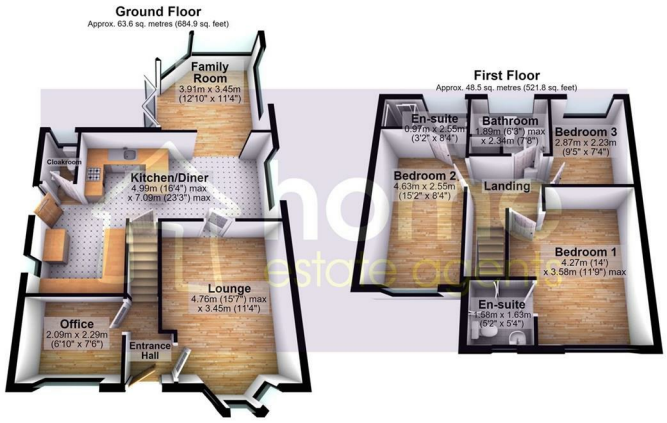

Total area: approx. 112.1 sq. metres (1206.7 sq. feet)







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