



Larkhill, Stalybridge, SK15 1HY

Offers over £325,000

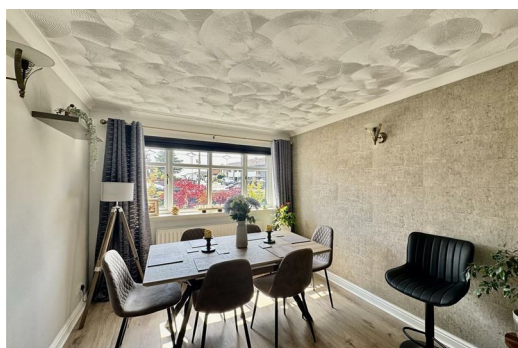
This beautifully extended four-bedroom semi-detached property offers the perfect blend of modern living and charm, set within the highly sought-after Arlies estate in Stalybridge. The area is renowned for its family-friendly atmosphere, and easy access to local schools, shops, and transport links. With stunning countryside views and nearby picturesque walking trails, this home offers the ideal balance of convenience and tranquility.

As you step through the entrance vestibule, you're welcomed into the spacious lounge, which features a striking media wall, providing both a stylish focal point and a functional space for modern entertainment. The adjoining dining room offers ample room for family gatherings, while the utility room and downstairs WC add practicality and ease to day-to-day living.

The heart of this home is the large, contemporary kitchen/breakfast room, which has been thoughtfully designed with ample space for family entertaining. The space is flooded with natural light, thanks to the French doors that open out to the rear garden, creating an ideal space for entertaining or relaxing. The kitchen itself is fully equipped with modern appliances and plenty of storage.

On the first floor, you'll find four generously sized bedrooms, each offering a peaceful retreat for family members and a contemporary family bathroom featuring all the necessary amenities for modern family living.

The property is surrounded by a well-established front garden that offers kerb appeal, with mature plants enhancing the home's welcoming appearance. The rear garden is equally impressive, with a landscaped design that includes a decking area perfect for outdoor dining and entertaining, an artificial lawn for low maintenance, and a gravelled section that leads down to the detached garage. This garage provides secure storage and parking, while the driveway in front offers off-road parking for additional convenience. **Viewing Highly Recommended**



GROUND FLOOR

Entrance Vestibule

Door to side, door leading to:

Lounge

19'2" x 12'0" (5.83m x 3.66m)

Double glazed window to front, feature media wall with inset electric fire, radiator, stairs leading to first floor, door leading to kitchen/breakfast room, door leading to:

Dining Room

9'8" x 10'3" (2.94m x 3.12m)

Double glazed window to front, radiator, doors leading to:

Utility

7'6" x 6'4" (2.28m x 1.92m)

Fitted with matching base units with worktop space over, sink with mixer tap, low-level WC, plumbing for washing machine, space for tumble dryer, radiator.

Kitchen/Breakfast Room

9'11" x 22'7" (3.02m x 6.88m)

Fitted with a matching base and eye level units with worktop space over, matching breakfast bar, inset sink and drainer with mixer tap, tiled splashbacks, integrated dishwasher, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, radiator, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

11'1" x 12'7" (3.38m x 3.84m)

Double glazed window to front, radiator.

Bedroom 2

8'7" x 12'0" (2.62m x 3.66m)

Double glazed window to rear, radiator.

Bedroom 3

8'7" x 10'3" (2.62m x 3.12m)

Double glazed window to rear, radiator.

Bedroom 4

7'4" x 9'8" (2.23m x 2.94m)

Double glazed window to front, radiator.

Bathroom

8'0" x 5'7" (2.43m x 1.69m)

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

OUTSIDE

Garden fronted with mature plants and shrubs. Enclosed garden to the rear with decking area leading to artificial lawn and steps down to gravelled area with direct access to the detached garage. Driveway leading to the garage,

WWW.HOMEEA.CO.UK

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.



Total area: approx. 115.1 sq. metres (1238.6 sq. feet)

