



Montague Way
Stalybridge, SK15 1AL

Price £185,000

Ideally located within walking distance of Stalybridge town centre, this beautifully presented three-bedroom mid-mews home is perfect for families, first-time buyers, or anyone looking to enjoy convenient access to a wide range of amenities. The property benefits from excellent transport links, including the nearby Stalybridge Train Station, as well as easy access to local schools, shops, cafes, and leisure facilities.

Upon entering the home, you are welcomed by an inviting entrance hall that leads through to a fitted kitchen, offering ample storage and workspace. To the rear, the spacious lounge provides a comfortable setting for relaxing or entertaining, with patio doors opening directly onto the private garden, allowing plenty of natural light to flood the room and creating a seamless indoor-outdoor flow.

The first floor hosts three well-proportioned bedrooms, two of which are generously sized doubles, ideal for growing families or those needing extra space for a home office or guest room. Completing the upstairs layout is a contemporary shower room, finished to a high standard with modern fixtures and fittings.

Externally, the property enjoys a charming frontage with a paved pathway and a neat lawned garden, adding kerb appeal. The rear garden is fully enclosed and designed for low maintenance, featuring a paved patio area perfect for outdoor seating and dining, along with gated access providing additional security and privacy. A garage is conveniently located to the rear in an en bloc, offering secure parking or valuable storage space.

This fantastic home offers a blend of comfort, practicality, and location, making it an opportunity not to be missed for anyone seeking a move-in-ready property close to all that Stalybridge has to offer. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Hall

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

Kitchen 10'6" x 7'11" (3.20m x 2.41m)

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, built-in eye level oven, built-in hob with extractor hood over, double glazed window to front, radiator.

Lounge 14'5" x 14'10" (4.39m x 4.52m)

Radiator, door to storage cupboard, double glazed sliding patio door leading out to rear garden.

FIRST FLOOR

Landing

Door to storage cupboard, doors leading to:

Bedroom 1 14'5" x 8'10" (4.39m x 2.68m)

Double glazed window to rear, radiator.

Bedroom 2 10'6" x 8'11" (3.20m x 2.73m)

Double glazed window to front, radiator.

Bedroom 3 8'8" x 5'11" (2.64m x 1.80m)

Double glazed window to rear, radiator.

Shower Room 5'2" x 6'5" (1.58m x 1.95m)

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

OUTSIDE

Paved pathway and lawned garden to the front. Enclosed paved garden to the rear with gated access.

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

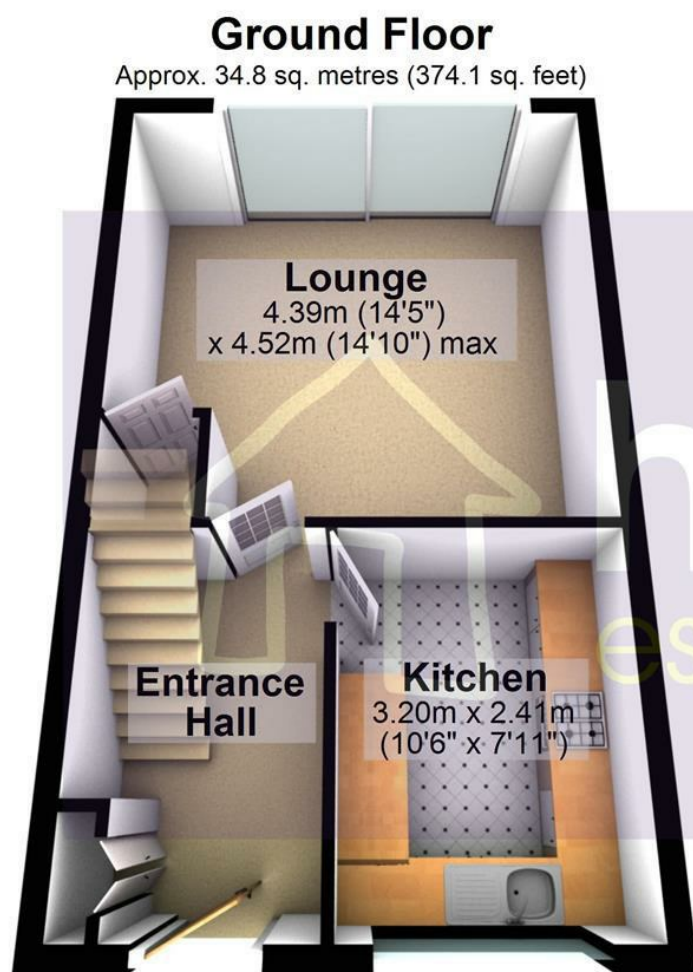
purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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. 69.6 sq. metres (749.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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