



Kinder Street, Stalybridge, SK15 1AN

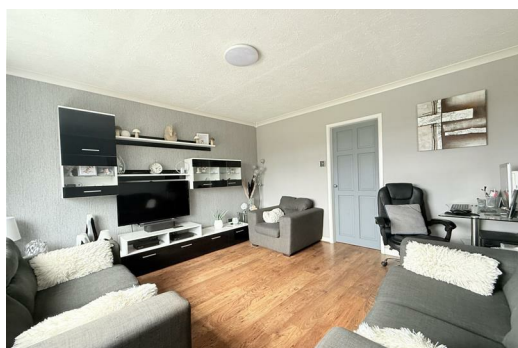
Offers over £229,950

Situated in an elevated position within a quiet cul-de-sac, this three bedroom end terraced property enjoys stunning views over Stalybridge Town Centre and the surrounding hills beyond, while still being conveniently located within easy walking distance of the town centre, a range of local amenities, well regarded schools and excellent transport links including both bus and rail services. The property offers well proportioned accommodation throughout and would be ideal for first time buyers, young families or those looking for a home in a peaceful yet highly convenient location.

The accommodation briefly comprises an entrance hall leading into a comfortable lounge which provides a welcoming living space, while the spacious kitchen/diner to the rear offers ample room for both cooking and dining, making it a practical and sociable area for everyday family life as well as entertaining. The kitchen also provides access out to the rear garden.

To the first floor there are three bedrooms, offering flexible space for a growing family, home office or guest room, together with a three piece family bathroom suite.

Externally, the property benefits from tiered brick planters and steps leading up to the front entrance which enhance the elevated setting and take full advantage of the impressive outlook. To the rear there is a low maintenance garden featuring a paved patio area, artificial lawn and a decking space ideal for outdoor seating and entertaining, along with gated access to the rear. The garden provides a pleasant and private outdoor space that can be enjoyed throughout the year.



GROUND FLOOR

Hall

Door to front, stairs leading to first floor, door leading to:

Lounge

13'1" x 13'1" (3.99m x 3.98m)

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

Kitchen/Diner

9'4" x 16'2" (2.84m x 4.93m)

Fitted with a matching range of base and eye level units with worktop space over, twin bowl sink with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob, two double glazed windows to rear, radiator, door to storage cupboard, door leading out to rear garden.

FIRST FLOOR

Landing

Radiator, doors leading to:

Bedroom 1

11'11" x 9'11" (3.64m x 3.02m)

Double glazed window to rear, radiator.

Bedroom 2

10'6" x 9'11" (3.19m x 3.02m)

Double glazed window to front, radiator.

Bedroom 3

7'4" x 8'0" (2.24m x 2.45m)

Double glazed window to front, radiator.

Bathroom

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

OUTSIDE

Tiered brick planters and steps leading up to the front of the property. Paved garden to the rear with artificial lawn and decking area and gated access to the rear.

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. 68.8 sq. metres (740.5 sq. feet)

