home estate agents

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Ashes Close, Stalybridge, SK15 2RQ

Offers over £199,950

CASH BUYERS ONLY

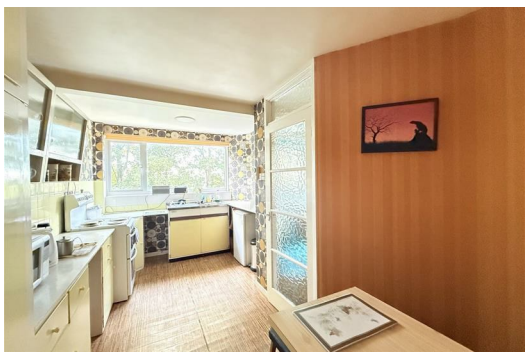
Offered for sale with no onward vendor chain, this three-bedroom mid-townhouse presents an excellent opportunity for buyers seeking a property they can modernise and personalise to their own taste. Situated within a highly sought-after area of Stalybridge, the property enjoys a superb setting with an abundance of nearby green spaces and countryside walks, whilst remaining conveniently positioned for local amenities, well-regarded schools, excellent transport links and Stalybridge Town Centre.

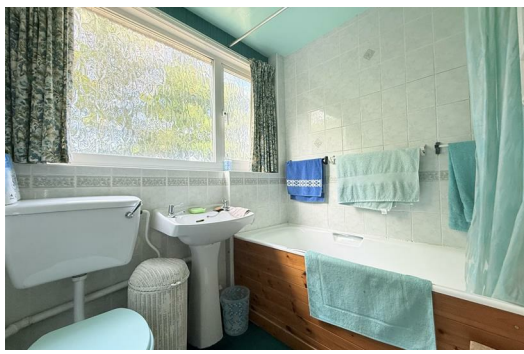
The accommodation is arranged over three floors, with the ground floor comprising an entrance hallway and access to the integral garage. The main living accommodation is positioned across the first and second floors, with the first floor offering a spacious lounge, kitchen/diner and family bathroom. To the second floor are three well-proportioned bedrooms.

Externally, a driveway to the front provides off-road parking and leads to the integral garage, while the rear garden offers a private outdoor space with plenty of scope for landscaping and creating an attractive area for relaxing or entertaining.

Requiring modernisation throughout, the property provides excellent potential to create a spacious and versatile home tailored to individual taste and requirements. Combining a desirable location, generous accommodation, integral garage, driveway, rear garden and the benefit of no onward chain, this is an exciting opportunity for buyers looking for a home they can transform and make their own.







GROUND FLOOR

Hallway
Door to front, double glazed window to rear, door leading out to rear, door to integral garage, door leading to:

Hall
Double glazed window to rear, stairs leading to first floor.

FIRST FLOOR

Landing
Stairs leading to second floor, doors leading to:

Lounge
12'2" x 15'2" (3.71m x 4.62m)
Double glazed window to front.

Kitchen/Diner
15'4" x 8'6" (4.67m x 2.59m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with taps, tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker, double glazed window to rear.

Bathroom
5'7" x 6'7" (1.71m x 2.01m)
Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear.

SECOND FLOOR

Landing
Storage cupboard, doors leading to:

Bedroom 1
12'10" x 15'2" (3.90m x 4.62m)
Two double glazed windows to rear.

Bedroom 2
14'8" x 8'6" (4.48m x 2.59m)
Double glazed window to front.

Bedroom 3
11'9" x 6'4" (3.58m x 1.93m)
Double glazed window to front.

OUTSIDE
Driveway to the front leading to the integral garage. Garden to the rear.

Garage
21'1" x 11'5" (6.42m x 3.48m)
Up and over door to the front, internal access door 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. 115.4 sq. metres (1241.6 sq. feet)







Phoenix House, 4 Huddersfield Road, Stalybridge, Cheshire, SK15 2QA
Tel: 0161 304 0000 **Email:** sales@homeea.co.uk www.homeea.co.uk