



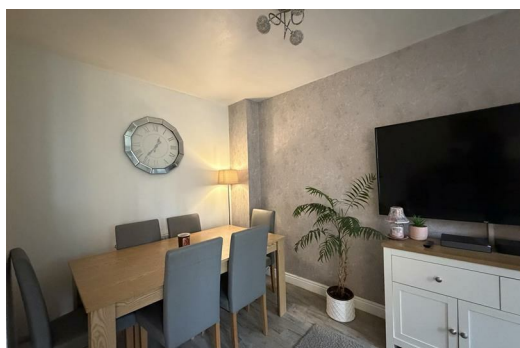
## Hob Hill, Stalybridge, SK15 1TP

### Offers over £213,000

Tucked away in a peaceful cul-de-sac, this attractive three bedroom end mews property offers an excellent opportunity for comfortable family living in a highly convenient location. Ideally situated close to Stalybridge Town Centre, the property enjoys easy access to a wide range of local amenities, including shops, cafés and restaurants, creating a vibrant yet practical setting for day-to-day life. Excellent transport links are close at hand via Stalybridge train and bus station, making commuting straightforward, while the picturesque Cheetham Park is just a short stroll away and provides an ideal space for outdoor walks and family outings. The property is also well placed for several well-regarded local schools, further enhancing its appeal to families.

The well presented accommodation is arranged over two floors. To the ground floor there is a welcoming entrance hall, a convenient downstairs WC, a fitted kitchen, and a spacious lounge/diner with French doors opening directly onto the rear garden, allowing for an abundance of natural light and an easy flow between indoor and outdoor living. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway to the side providing off-road parking. To the rear is an enclosed, well maintained garden featuring a paved patio area, decking and an artificial lawn, offering a low-maintenance yet versatile outdoor space ideal for relaxing, entertaining and family use. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Hall

Door to front, radiator, stairs leading to first floor, doors leading to:

### WC

Two piece suite comprising wash hand basin and low-level WC, double glazed window to front.

### Kitchen

8'7" x 7'3" (2.62m x 2.21m)

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

### Lounge/Diner

16'6" x 13'8" (5.03m x 4.17m)

Double glazed window to front, radiator, double glazed French doors opening to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

8'11" x 13'8" (2.71m x 4.17m)

Double glazed window to front, radiator.

### Bedroom 2

10'5" x 7'0" (3.18m x 2.13m)

Double glazed window to rear, radiator.

### Bedroom 3

10'7" x 6'6" (3.22m x 1.98m)

Double glazed window to rear, radiator.

### Bathroom

5'3" x 7'3" (1.61m x 2.21m)

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

## OUTSIDE

Driveway to the side of the property. Enclosed garden to the rear with paved patio, decking area and artificial lawn.

## 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/herself 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.

[WWW.HOMEEA.CO.UK](http://WWW.HOMEEA.CO.UK)



Total area: approx. 64.2 sq. metres (691.5 sq. feet)

