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Darnton Road, Stalybridge, SK15 1NH

Offering both well-proportioned two-reception, three-bedroom accommodation and set within a good size garden plot close to local junior and high schools and Stamford Park, this well-maintained semi-detached property is ideally suited to a growing family. The property boasts ample off-road parking and is situated in a well-regarded residential location close to Tameside General Hospital.

Offers Over £270,000

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RICS

Darnton Road, Stalybridge, SK15 1NH

- Well-Maintained Three-Bedroom Semi-Detached Property
- Large Private Rear Garden
- Ideally Suited To A Growing Family
- Two Reception Rooms Plus Separate Kitchen
- Stamford Park and Tameside General Hospital on the "Doorstep"
- Internal Inspection Highly Recommended
- Stylishly Re-Fitted Bathroom Suite
- uPVC Double-Glazing and Gas-Fired Central Heating

The Accommodation Briefly Comprises:
Entrance hallway, bay-fronted lounge with double doors to a good size dining room, separate kitchen. To the first floor there are three well-proportioned bedrooms, stylishly re-fitted bathroom with separate WC.

Externally, there is a driveway to the property providing ample off-road parking whilst to the rear, the fully enclosed mature garden is larger than average and has been laid to lawn with mature border plants, shrubs and trees.

The property is set well back from Darnton Road and is within easy reach of several popular local amenities including Stamford Park and Stamford Boating Lake. Stalybridge town centre is readily accessible and provides a wider range of shopping and recreational amenities as well as excellent commuter links via its bus and train stations. Also within the vicinity, there are several local junior and high schools.

Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Hallway
Three uPVC double-glazed windows, uPVC double-glazed front door, laminate flooring, central heating radiator, two storage cupboards.

Lounge
11'11 x 10'2 (3.63m x 3.10m)
uPVC double-glazed bay window, central heating radiator.

Dining Room
12'5 x 11'11 reducing to 10'9 (3.78m x 3.63m reducing to 3.28m)
uPVC double-glazed window, central heating radiator.

Kitchen
8'5 x 9'8 reducing to 8'6 (2.57m x 2.95m reducing to 2.59m)
Single drainer stainless-steel sink unit, a range of wall and floor mounted units, built-in stainless-steel oven, four-ring gas hob with stainless-steel backplate and chimney hood over, plumbing for automatic washing machine, part tiled, laminated flooring, uPVC double-glazed window and external door, understairs storage cupboard, heated towel rail.

FIRST FLOOR

Landing
Loft access, uPVC double-glazed window.

Bedroom 1
13'0 x 11'11 (3.96m x 3.63m)
uPVC double-glazed window, central heating radiator.

Bedroom 2
11'11 x 9'9 including chimney breast alcove storag (3.63m x 2.97m including chimney breast alcove stor)
uPVC double-glazed window, central heating radiator.

Bedroom 3
9'6 x 7'5 including bulkhead storage cupboard (2.90m x 2.26m including bulkhead storage cupboard)
uPVC double-glazed window, central heating radiator.

Bathroom
8'4 x 7'5 (2.54m x 2.26m)
Contemporary white suite having tiled panel bath with mixer shower tap attachment, wash hand basin with vanity storage unit below, fully tiled, tiled floor, recess spotlights, built-in storage cupboard, uPVC double-glazed window, heated chrome towel rail/radiator.

Separate WC
Modern white low-level WC, uPVC double-glazed window.

EXTERNAL
Externally, the property has a driveway to the front providing ample off-road parking and there is a further lawned garden with border plants and shrubs.

The fully enclosed rear garden is much larger than average and is mainly laid to lawn with a variety of mature border plants, shrubs and trees.

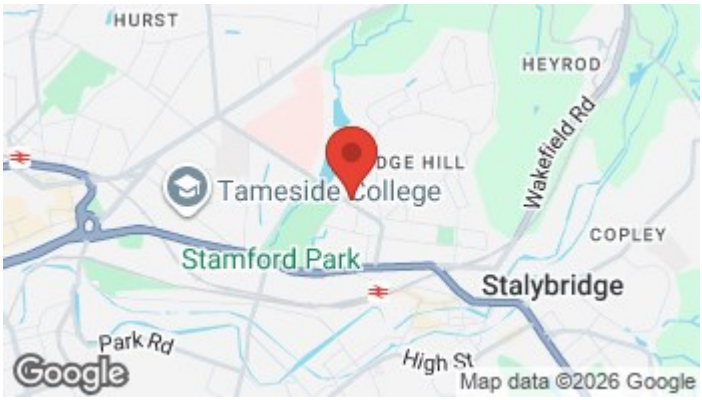
TENURE
Tenure Freehold- Solicitors to confirm.

COUNCIL TAX
Council Tax Band "B".

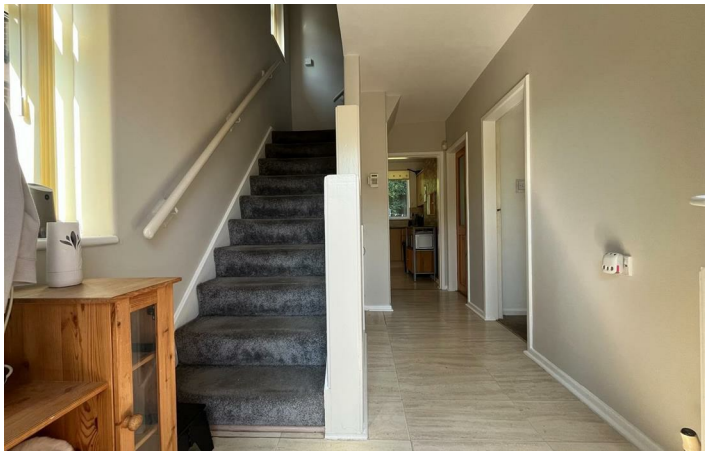
VIEWINGS
Strictly by appointment with the Agents.

AML Checks
We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

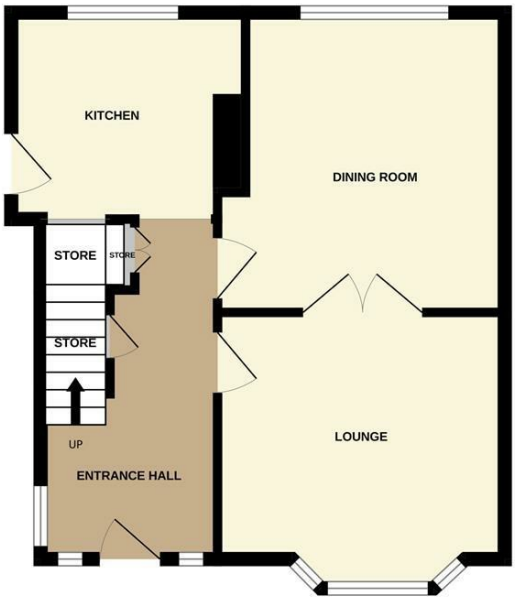


Directions

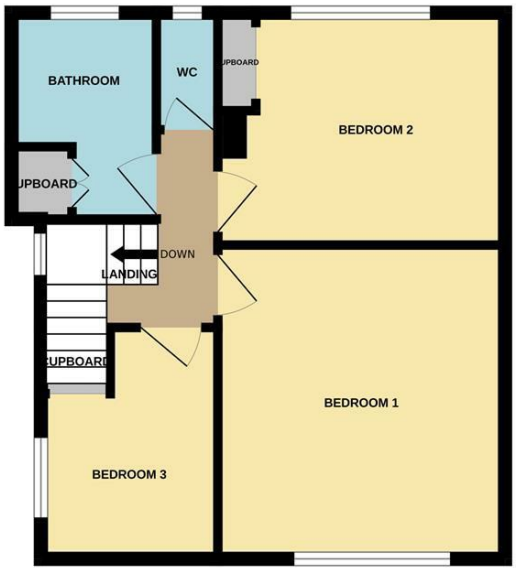


Floor Plan

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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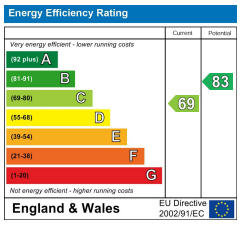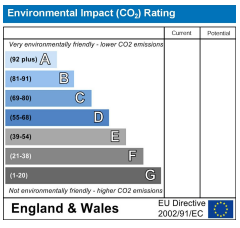
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