



4 Conway Drive, Stalybridge, SK15 1BW

Offers Over £240,000

Welcome to Conway Drive! Sitting on a lovely corner plot within a small close just off Buckingham Road, this much loved three bedroom semi detached home has been in the same family since it was built. It's now ready for its next chapter, with plenty of space, a great garden and lots of potential for its new owners to put their own stamp on it.

The position is a real bonus, with a private front garden and a driveway running down the side of the property, easily providing off road parking for four or five cars and leading to the detached garage.

Step inside and the entrance vestibule leads through into the lounge. Positioned at the front of the house, it's a good sized room with a feature fireplace and plenty of natural light. From here, you move through into the dining room, where a large picture window looks out over the rear garden.

The kitchen sits just off the dining room and, whilst it would now benefit from some updating, there's a really good amount of space to work with, with plenty of cupboard and worktop space.

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Entrance Vestibule

4'3" x 4'5" (1.30m x 1.35m)

Window to front elevation. Door to:

Lounge

10'10" x 16'10" (3.30m x 5.13m)

Window to front elevation. Fireplace. Ceiling light. Radiator. Open Plan to:

Dining Room

13'1" x 8'9" (3.99m x 2.67m)

Window to rear elevation. Double radiator. Stairs leading to first floor. Ceiling light. Door to kitchen.

Kitchen

13'1" x 7'9" (3.99m x 2.36m)

Fitted with matching range of base and eye level units with coordinating worktops over. Built in electric oven. Four ring hob. Stainless steel sink. Window to rear elevation. Door to side leading out to gardens.

Stairs and Landing

8'11" x 5'4" (2.72m x 1.63m)

Window to side. Doors to all bedrooms and family bathroom.

Bedroom One

13'1" x 9'4" (3.99m x 2.84m)

Window to front elevation. Built in wardrobes. Radiator. Ceiling light.

Bedroom Two

10'10" x 6'3" (3.30m x 1.90m)

Window to rear elevation. Built in wardrobes. Radiator. Ceiling light.

Bedroom Three

8'3" x 7'2" (2.51m x 2.19m)

Window to front elevation. Radiator. Ceiling light.

Shower Room

6'5" x 7'9" (1.96m x 2.36m)

Fitted with three piece suite comprising of double shower enclosure, wash hand basin and WC. Window to rear elevation. Wall mounted boiler.

Outside and Gardens

Garden to front elevation. Driveway parking leading down side of the property.

Gardens to rear mainly laid to lawn with additional patio areas and ornamental pond.

Additional Information

Tenure: Leasehold

EPC Rating: TBC

Council Tax Band: C





Ground Floor

Approx. 39.8 sq. metres (428.2 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



Total area: approx. 77.7 sq. metres (836.2 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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

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