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AWILSON estates

470 Huddersfield Road, Stalybridge, SK15 3LE

£255,000

If you're looking for a home that offers plenty of space and exciting potential, then this could be the one for you. Situated on Huddersfield Road in Carrbrook, but accessed via Third Avenue, this three bedroom semi detached home occupies a generous corner plot with ample off road parking. Offered for sale with the added advantage of no onward chain, a swift completion may be possible, subject to the usual conveyancing process.

As you arrive, a gated driveway welcomes you to the property and leads to the front entrance. Step inside and you'll find a spacious entrance hall with stairs rising to the first floor. Double doors open into the bay fronted dining room, creating a lovely space for family meals and entertaining, and leading through to the good sized lounge at the rear of the home.

The kitchen is positioned at the rear and offers a practical galley style layout with plenty of worktop and storage space. From here, access is provided to the useful utility/outhouse area.

Upstairs, the property offers three well proportioned bedrooms along with a three piece family bathroom.

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Entrance Hall
9'8" x 7'0" (2.95m x 2.13m)
Double doors to dining room. Door to kitchen. Radiator. Window to side elevation. Stairs rising to first floor.

Dining Room
9'7" x 10'4" (2.92m x 3.15m)
Bay window to front. Double radiator. Laminate flooring. Ceiling light. Open Plan to lounge.

Lounge
11'11" x 13'9" (3.63m x 4.19m)
Window to rear elevation. Double radiator. Ceiling light. Laminate flooring. Feature fireplace.

Kitchen
11'11" x 7'3" (3.63m x 2.21m)
Fitted with matching range of base and eye level units with co-ordinating worktops over. Fitted range cooker with five ring gas hob and extractor over. Space for under counter fridge. Space for under counter freezer. Downlights to ceiling. Window to rear elevation. Double radiator. Door to utility. Access to under stairs storage.

Utility Area
10'4" x 9'0" (3.15m x 2.74m)
Fitted carpet. Double radiator. Window to front elevation. Window side elevation. Window to rear elevation. Door to rear elevation providing access to rear garden. Strip light to ceiling. Fitted with power.

Stairs and Landing
6'7" x 3'4" (2.00m x 1.02m)
Fitted carpet. Window to side elevation. Double radiator. Access to storage cupboard. Loft hatch providing access to loft space. Doors to all bedrooms and bathroom.

Bedroom One
12'10" x 10'4" (3.91m x 3.15m)
Laminate flooring. Window to front elevation. Single radiator. Ceiling light.

Bedroom Two
8'9" x 13'10" (2.67m x 4.22m)
Laminate flooring. Window to rear elevation. Single radiator. Ceiling light.

Bedroom Three
9'9" x 7'0" (2.97m x 2.13m)
Laminate flooring. Window to front elevation. Radiator. Ceiling light. Access to storage cupboard.

Bathroom
6'7" x 7'3" (2.00m x 2.21m)
Fitted with white three-piece suite comprising panel bath with electric shower over, WC, and wash hand basin. Window to rear elevation. Single radiator. Ceiling light.

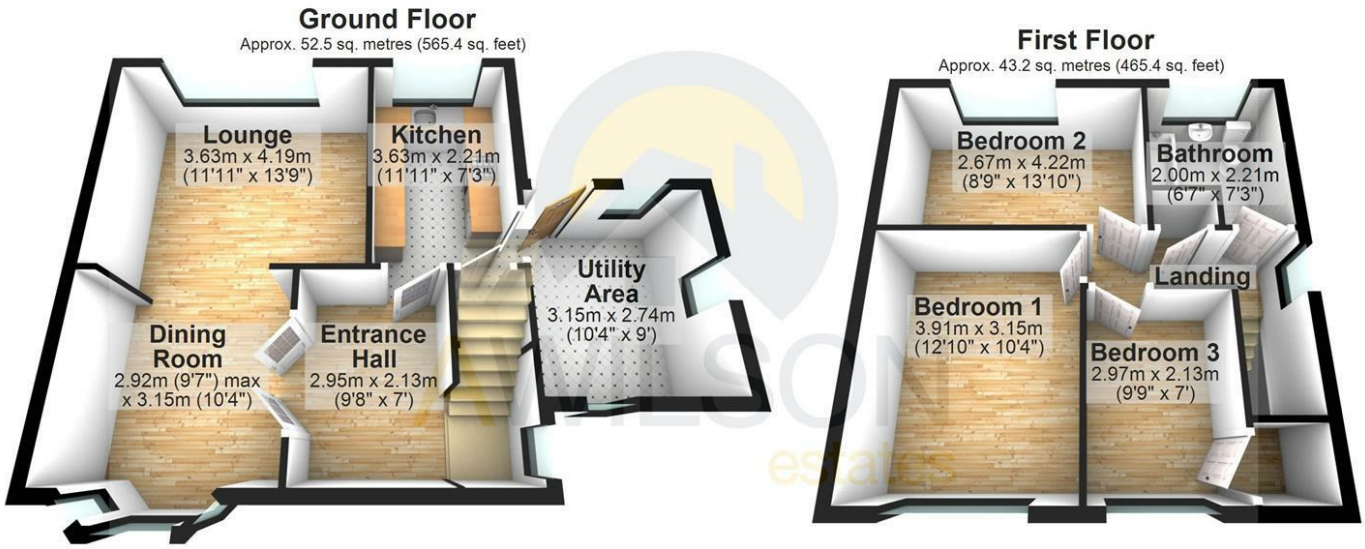
Outside and Gardens
Garden to front with path leading to front door. Extensive driveway to side.

Private enclosed rear garden laid to lawn with patio and raised decked areas.

Additional Information

Tel: 0161 303 0778

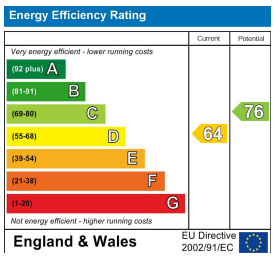
Tenure: Freehold
EPC Rating: D
Council Tax Band: B

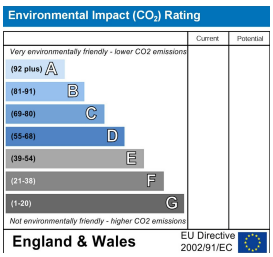


Total area: approx. 95.8 sq. metres (1030.8 sq. feet)

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.





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