



## 15 Coneymead, Stalybridge, SK15 1HF

**Offers Over £240,000**

Set in an elevated position with long reaching views across the Manchester city skyline, A Wilson Estates are pleased to bring to market this three bedroom semi detached home on Coneymead, Stalybridge. Whether you're a young family taking your first step onto the property ladder or someone looking to downsize, this is a home with plenty to offer.

At the front, a neat lawn sits alongside a block paved driveway and carport, giving you convenient off road parking. Step inside and you're welcomed by a bright entrance hallway with stairs to the first floor and a useful understairs cupboard. The open plan lounge/diner is a lovely, light space thanks to its dual aspect windows, with more than enough room for both relaxing and dining - ideal for everyday living and for when you've got people over. The galley kitchen features cream units, oak block-style worktops and a door out to the rear garden.

Upstairs, you'll find two double bedrooms and a third room that works perfectly as a home office or nursery. Bedrooms One and Three look out over Tameside and towards Manchester, and the sunsets from here are especially impressive!

# 15 Coneymead

, Stalybridge, SK15 1HF

**Offers Over £240,000**



## Hallway

10'4" x 5'6" (3.15m x 1.68m)

Window to side. Double radiator. Access to under stairs storage cupboard. Stairs to first floor. Door to:

## Lounge/Dining Room

25'9" x 10'2" (7.85m x 3.10m)

Window to front elevation. Window to rear elevation. Double radiator. Feature fireplace with inset electric living flame effect fire. Two ceiling lights. Door to:

## Kitchen

10'4" x 7'10" (3.15m x 2.39m)

Fitted with matching range of cream gloss base and eyelevel units with coordinating oak block style worktops over. Plumbed for automatic washing machine. Space for slimline dishwasher. Space for fridge freezer. Built an electric oven with four ring gas hob and extractor hood over. Ceiling light. Window to side elevation. Door leading out to rear garden.

## Stairs and Landing

Window to side elevation. Doors to bedrooms and bathroom. Access to loft via loft hatch to ceiling.

## Bedroom One

11'10" x 9'4" (3.61m x 2.84m)

Window to front elevation. Double radiator. Ceiling light.

## Bedroom Two

11'1" x 9'3" (3.38m x 2.82m)

Laminate flooring. Double radiator. Ceiling light. Window to rear elevation overlooking rear garden.

## Bedroom Three

7'1" x 6'9" (2.16m x 2.06m)

Window to front elevation. Double radiator. Ceiling light. Built in storage.

## Bathroom

Fitted with white three-piece suite comprising of panelled bath with glass shower screen and mains fed shower over, vanity unit with inset hand wash basin, and hidden cistern WC. Heated towel rail. Fully tiled walls. Ceiling light. Window to rear elevation.

## Outside and Gardens

Lawned front garden with block paved driveway parking and carport. To the rear there is a tiered garden with planted borders.

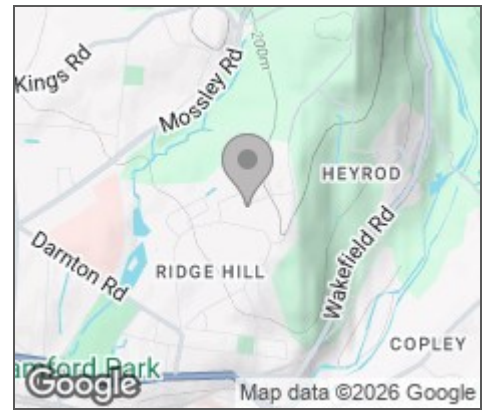
## Additional Information

Tenure:

EPC Rating: C

Council Tax Band: C





### Ground Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



### First Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



Total area: approx. 73.5 sq. metres (790.8 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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	72	78	England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com