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Lapwing Close, Stalybridge, SK15 1HP

Offers in the region of £239,950

Situated in a popular residential area of Stalybridge, this well-presented semi-detached property offers an excellent opportunity for first-time buyers, couples and those looking to downsize. Occupying a desirable cul-de-sac position, the property benefits from two generous double bedrooms, attractive gardens and a driveway leading to a detached garage. The location is ideal for everyday convenience, with a range of local amenities, popular schools and transport links nearby, whilst the surrounding countryside provides plenty of opportunities for walking and enjoying the outdoors.

The accommodation begins with an entrance porch leading into a welcoming lounge, providing a comfortable space to relax. To the rear, the kitchen/diner offers a practical layout with space for both cooking and dining, making it well suited to everyday living and entertaining.

To the first floor are two well-proportioned double bedrooms, complemented by a shower room.

Externally, the property enjoys a lawned garden to the front, enhanced by a mature shrub border, alongside a driveway providing off-road parking and access to the detached garage. The rear garden is a particularly appealing feature, enjoying a south-facing aspect and offering a combination of paved patio, lawn and a decked seating area. This provides an ideal setting for outdoor dining, entertaining friends and family, or simply making the most of the sunshine.

Combining a convenient location, well-maintained accommodation and attractive outdoor space, this appealing home is well worth viewing.







GROUND FLOOR

Porch
3'0" x 4'6" (0.91m x 1.38m)
Door to side, door leading to:

Lounge
17'9" x 12'0" (5.40m x 3.66m)
Double glazed bow window to front, stairs leading to first floor, door leading to:

Kitchen/Diner
11'3" x 12'0" (3.42m x 3.66m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated fridge/freezer, plumbing for washing machine, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door to understairs storage cupboard, door leading out to car garden.

FIRST FLOOR

Landing
5'5" x 9'2" (1.65m x 2.79m)
Doors leading to:

Bedroom 1
11'0" x 12'0" (3.36m x 3.66m)
Double glazed window to front, radiator.

Bedroom 2
8'8" x 12'0" (2.64m x 3.66m)
Double glazed window to rear, radiator.

Shower Room
5'1" x 7'5" (1.56m x 2.26m)
Three piece suite comprising shower area, vanity wash hand basin and low-level WC, tiled walls, heated towel rail, double glazed window to side.

OUTSIDE
Lawned garden to the front with mature shrub border and driveway leading to the detached garage. South facing garden to the rear with paved patio, lawn and decked seating area.

Garage
18'3" x 8'0" (5.56m x 2.44m)
Up and over door to the front, double glazed window to side, access door to side.

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/her self 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.

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