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Lime Grove, Stalybridge, SK15 1UP

Offers in the region of £225,000

Set within a peaceful cul-de-sac in a highly sought-after area of Stalybridge, this well presented three-bedroom mid mews property offers a superb opportunity for buyers seeking a comfortable and well-located family home. Offering a well-planned layout, attractive outdoor space and the added benefit of a nearby garage, the property is ideally suited to first-time buyers, young families and commuters alike.
The location is particularly appealing, being within easy reach of local shops, schools and everyday amenities, while excellent public transport and road links provide convenient access to Stalybridge, surrounding towns and Manchester.

The property is entered via an entrance porch leading into a welcoming lounge, which provides a comfortable reception space. To the rear is a spacious kitchen/diner, providing an excellent area for both everyday family life and entertaining, with French doors opening directly onto the rear garden and allowing plenty of natural light into the room. To the first floor are three well proportioned bedrooms, together with a family bathroom.

Externally, the property benefits from a paved garden area to the front, while the enclosed rear garden provides a good combination of paved patio areas and lawn, offering an ideal space for outdoor seating, entertaining and family use. The garden is also not directly overlooked to the rear, creating a private and pleasant outdoor setting.
A garage located within a nearby en-bloc provides valuable additional storage, adding further practicality to the property.

This is a fantastic opportunity to acquire a well-presented home in one of Stalybridge's popular residential areas.







GROUND FLOOR

Porch
5'4" x 4'7" (1.62m x 1.39m)
Door to side, windows to front & side, double doors to storage cupboard, door leading to:

Lounge
12'0" x 16'0" (3.66m x 4.88m)
Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, stairs leading to first floor, door leading to:

Kitchen/Diner
10'10" x 16'0" (3.30m x 4.88m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, double glazed French doors opening to rear garden.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
12'2" x 9'1" (3.71m x 2.78m)
Double glazed window to front, radiator.

Bedroom 2
10'10" x 9'1" (3.30m x 2.78m)
Double glazed window to rear, radiator.

Bedroom 3
9'1" x 6'6" (2.78m x 1.99m)
Double glazed window to front, radiator.

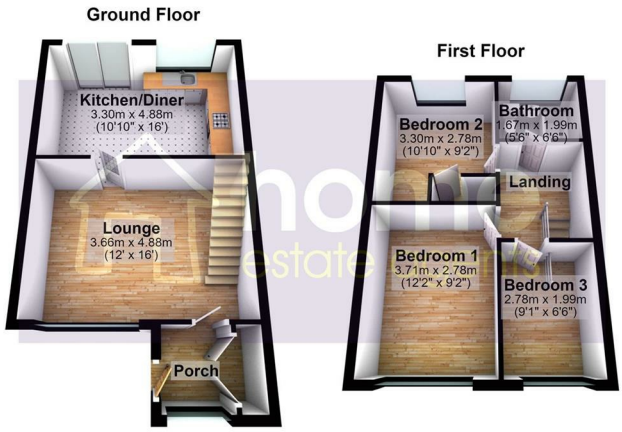
Bathroom
5'6" x 6'6" (1.67m x 1.99m)
Three piece suite comprising, panelled bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE
Paved garden to the front. Enclosed garden to the rear with paved patio areas and lawn. Garage located in nearby en-bloc.

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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