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1 Staley Hall Road, Stalybridge, SK15 3DP

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# 1 Staley Hall Road, Stalybridge, SK15 3DP

## Asking Price £299,950

This three-bedroom semi-detached house is **\*\*for sale\*\*** in a sought-after residential area of Stalybridge, offering practical accommodation well suited to families and first-time buyers.

The property provides a well-proportioned reception room with large windows, creating a bright main living space. A spacious dining room offers a dedicated area for family meals or entertaining. The kitchen benefits from good natural light, with direct access through to a sun room that opens onto the garden, providing an attractive link between indoor and outdoor space.

Upstairs, the master double bedroom includes built-in wardrobes, maximising storage. A second double bedroom also features built-in wardrobes, while the third bedroom is a single, ideal for a child's room or home office. The bathroom is fitted with heated floors for added comfort. The home is in Council Tax Band C.

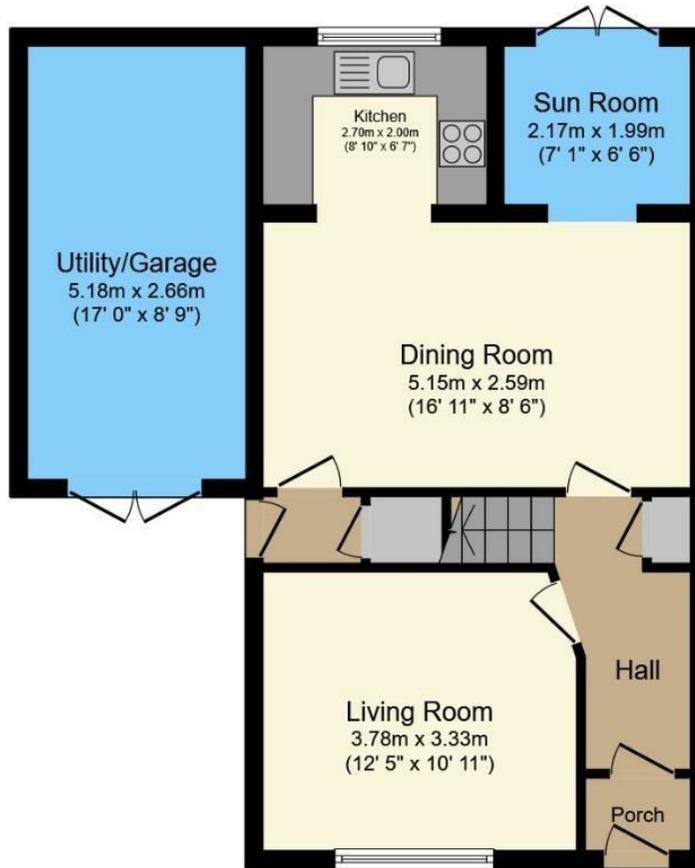
Externally, the property includes a garden, single garage and off-street parking, together with EV charging, appealing to buyers with electric vehicles.

Stalybridge town centre offers a range of local shops, cafés and everyday amenities, with riverside walks and access to local parks such as Stamford Park, which provides play areas, open green space and leisure facilities.

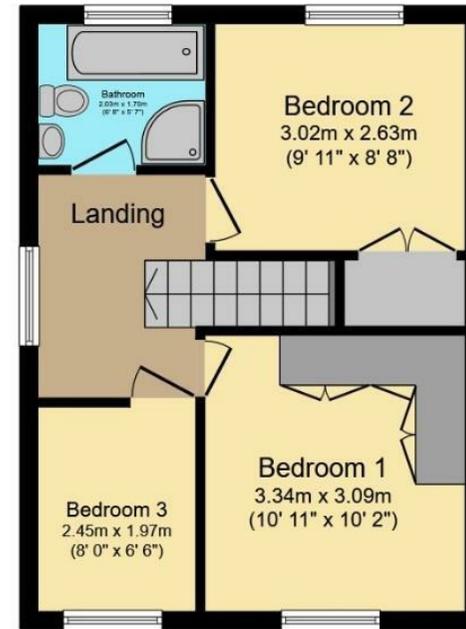
Public transport links are convenient: Stalybridge railway station provides services to Manchester Piccadilly in around 15–20 minutes, as well as connections towards Huddersfield and Leeds. Local bus routes operate to surrounding areas, supporting commuting and school travel. Nearby primary and secondary schools serve the local community, adding to the practicality of the location for families.

Overall, this three-bedroom semi-detached house for sale in Stalybridge combines well-presented accommodation, outdoor space, parking with EV charging, and access to local amenities and transport links.

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**Ground Floor**

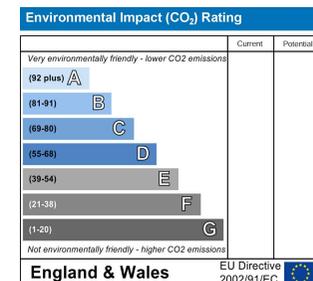
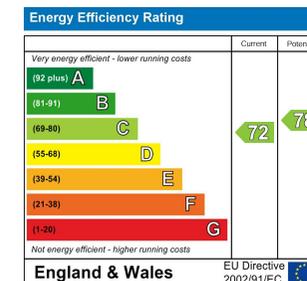


**First Floor**

Total floor area 100.4 sq.m. (1,080 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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**Lounge**

12'4" x 10'11"

**Dining Room**

18'0" x 8'5"

**Kitchen**

8'10" x 6'6"

**Sun Room**

7'1" x 6'6"

**Bedroom 1**

10'11" x 10'1"

**Bedroom 2**

9'10" x 8'7"

**Bedroom 3**

8'0" x 6'5"

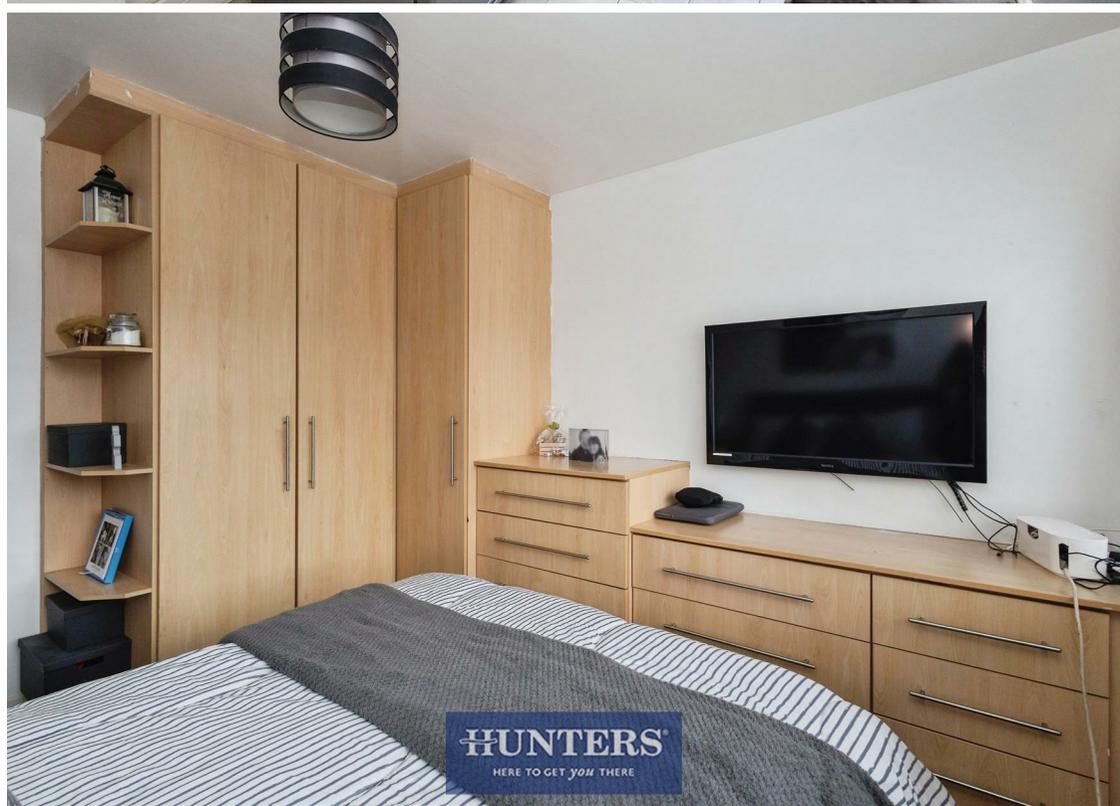
**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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