



82 St. Georges Street, Stalybridge, SK15 1DD

Offers Over £120,000

A Wilson Estates are delighted to bring to the market this well presented mid terrace, recently redecorated along with upgraded flooring this is now in 'move in' condition.

The property comprises of a lounge, breakfast kitchen, two bedrooms and a family bathroom.

Outside the property benefits from exclusive use of a private yard space with complete with timber fence. (this yard area is currently unregistered land).

The property would be a perfect purchase for those looking to buy for the first time, downsize or even as a buy to let investment.

The locality offers ease of access of various transport links including the railway station which is just half a mile from the property providing frequent links into Manchester City Centre and beyond.

The area is also well serviced by bus / road links.

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, Stalybridge, SK15 1DD

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Lounge

13'10 x 11'7 (4.22m x 3.53m)

Window and door to the front aspect, door into the kitchen.

Breakfast Kitchen

11'7 x 9'6 (3.53m x 2.90m)

Window and back door leading out to the garden. Fitted with a range of floor and wall mounted units with coordinating work surfaces over. Stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge freezer. Electric oven, hob and extractor fan above.

Stairs & Landing

Doors to bedrooms and bathroom.

Bedroom One

Window to the front elevation.

Bedroom Two

Bathroom

Suite comprising a panel bath with electric shower over, low level W.C and hand wash basin.

Externally

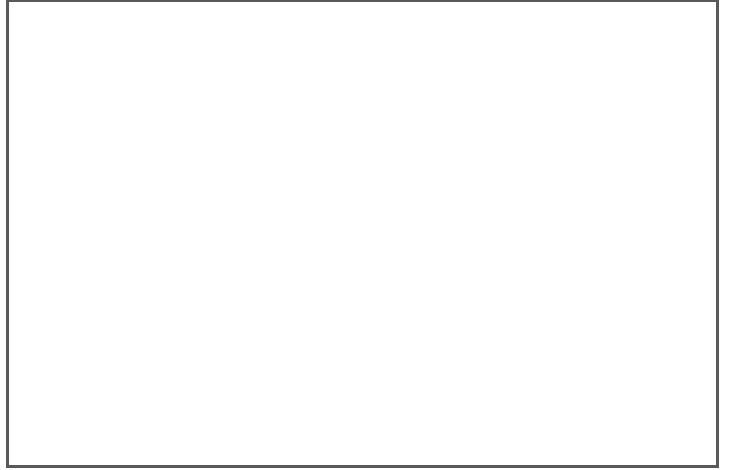
Outside the property benefits from exclusive use of a private yard space with complete with timber fence. (this yard area is currently unregistered land).

Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: A





Ground Floor



First Floor



Total area: approx. 50.9 sq. metres (548.0 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
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.

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