



## 343 Huddersfield Road, Stalybridge, SK15 3EP

**£130,000**

This lovely property situated on the outskirts of the ever popular village of Millbrook & situated on Huddersfield Road, Stalybridge.

Larger than average, this must be viewed to fully appreciate all it has to offer.

Set over three floors there is a good sized lounge, spacious dining kitchen, a basement room that is prime for converting. What would you do with it?

Upstairs are two double bedrooms and a stylish re-fitted shower room.

Outside there is an enclosed yard plus a further communal garden.

There are plentiful amenities near by including a post office, general stores, a beauty salon. St James Church is also a walk away as is the ever popular St Raphaels Primary School.

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## Entrance Porch

Composite front door. Door into the lounge.

## Lounge

14'4 x 12'8 (4.37m x 3.86m)

Window to the front elevation, feature fireplace, door into the kitchen.

## Dining Kitchen

14'4 x 11'8 (4.37m x 3.56m)

Window to the rear elevation. Fitted with a range of floor and wall mounted units with coordinating work surfaces over. Plumbing for washing machine, stainless steel sink unit with mixer tap, gas cooker point. An original built in cupboard, wall mounted gas central heating boiler (this is only a couple of years old). Door down to the cellar room.

## Cellar

16 x 14'8 (4.88m x 4.47m)

Window and door to the rear elevation.

## Stairs & Landing

Doors to all upstairs rooms.

## Bedroom One

14'6 x 12'2 (4.42m x 3.71m)

Window to the front elevation. Original built in cupboards.

## Bedroom Two

15'7 x 9'3 (4.75m x 2.82m)

Window to the rear elevation with far reaching views.

## Shower Room

8'3 x 4'11 (2.51m x 1.50m)

Opaque window to the rear elevation. Stylish modern suite comprising of a walk in enclosed shower, low level W.C and hand wash basin.

## Outside & Gardens

There is an enclosed rear yard that then leads out to a very pleasant lawned garden.

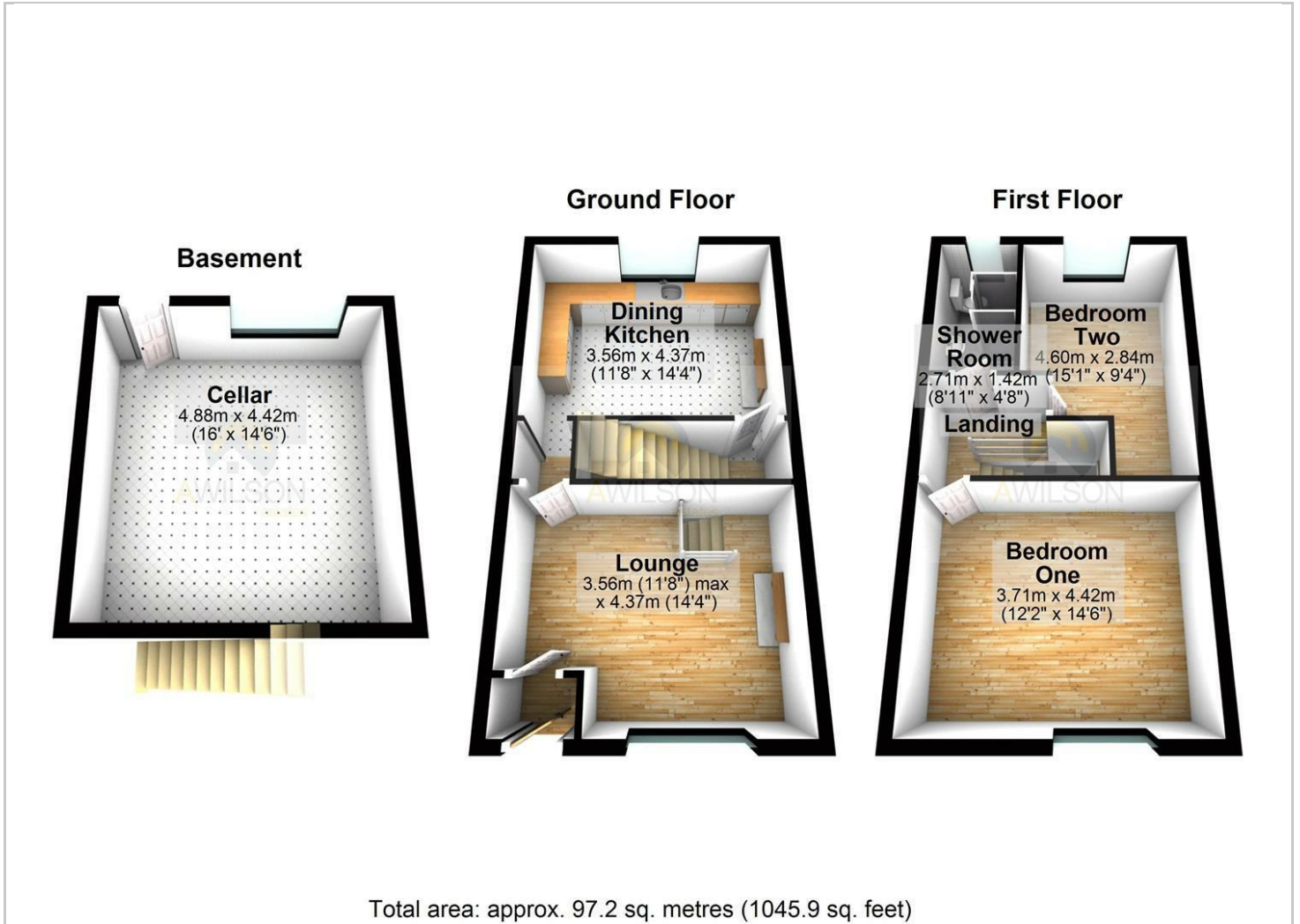
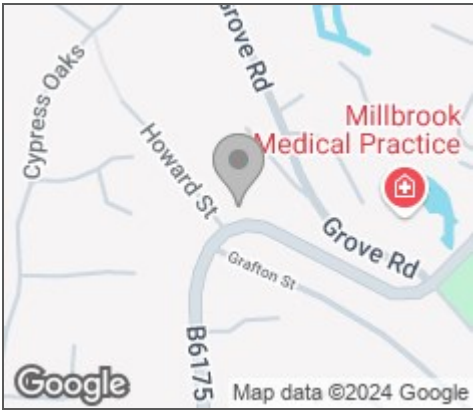
## Additional Information

Tenure: Freehold

EPC Rating: D

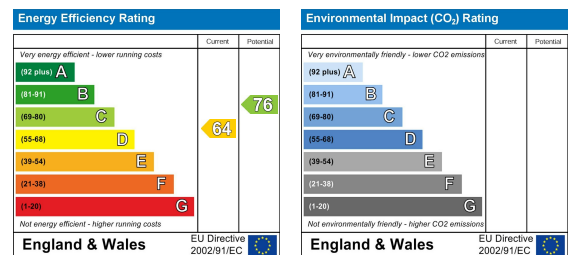
Council Tax Band: A





### 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.



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