



26 Harridge Avenue, Stalybridge, SK15 3EQ

£155,000

Harridge Ave is brought to the market with no onward vendor chain. There is a lounge, dining kitchen, two double bedrooms and a family bathroom.

Outside, there is parking to the front and a fantastic sized rear garden with far reaching views.

There is a degree of modernisation required, but once completed, what a great house!

Amenities include sports facilities, Stalybridge Town Centre and transport links. A mere stones throw away from Stalybridge Country Park. Harridge Ave has a lot to offer, yet feels tucked away from all the hustle and bustle.

This property should appeal to a broad range of purchasers, from first time buyers to those looking to downsize.

For those who enjoy the outdoors, Walkerwood Reservoir is within walking distance.

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, Stalybridge, SK15 3EQ

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Entrance Porch

Door into the entrance hallway.

Entrance Hallway

Staircase rising to the first floor, door into the lounge.

Lounge

13'4 x 12'3 (4.06m x 3.73m)

UPVC Double glazed bay window to the front elevation, feature fire surround, living flame effect gas fire, centre light, double radiator.

Kitchen

15;3 x 6'11 (4.57m;0.91m x 2.11m)

PVC Double glazed window and door to the rear elevation, fitted white wall and base units with coordinating work surfaces, integrated electric oven and grill, extractor hood, single stainless steel sink unit with mixer tap and drainer, space for fridge, spot lights, built in under stairs storage, wall mounted boiler

Stairs/Landing

With loft access, and doors to all rooms.

Bedroom One (double)

15'5 max x 10'6 (4.70m max x 3.20m)

UPVC Double glazed window to front elevation, single radiator, large built in storage cupboard

Bedroom Two (double)

10'3 x 9'5 (3.12m x 2.87m)

UPVC Double glazed window to rear elevation with far reaching views, single radiator

Bathroom

UPVC Double glazed window to rear elevation, three piece suite comprising low level w.c., hand wash basin and panelled bath with shower over the bath, tiled walls, down lights.

Externally

To the front of the property is a gravelled driveway

To the rear of the property is a seated patio area with views of the surrounding countryside stepped down to a garden laid to lawn.

Additional Information

Tenure: Freehold

Council Tax Band: A

EPC Rating: D





Ground Floor

Approx. 31.8 sq. metres (342.0 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.0 sq. feet)



Total area: approx. 60.5 sq. metres (651.0 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		84	(92 plus) A	B		
(81-91)	C			(81-91)	C		
(69-80)	D	66		(69-80)	D		
(55-68)	E			(55-68)	E		
(39-54)	F			(39-54)	F		
(21-38)	G			(21-38)	G		
(1-20)				(1-20)			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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