

11 Croft Street, Stalybridge, SK15 2LX

£179,950

We are delighted to bring to the market a fabulous mid terrace house in a popular residential area in Stalybridge.

Are you looking for a 'Turn Key' home? This could be for you. What a lovely property, move in, unpack and get on with it. Well presented throughout, with stylish upgrades including but not limited to glass balustrades, panelled walls, and a loft room no less!

Perfect for a range of purchasers including first time buyers, buy to let investors or those downsizing.

The layout comprises of entering through an entrance vestibule which leads in a spacious lounge featuring a feature fireplace, modern dining kitchen with integrated appliances. To the first floor there are two bedrooms and a family bathroom. The loft room has eaves storage.

The area has various local amenities including bakery, fish and chip shop, convenience store etc in addition to Stalybridge Town Centre being a short stroll away which offers further amenities from local bistros to butchers plus larger branded stores such as Tesco.

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Entrance Vestibule

Composite front door, cloaks and show storage, door into the lounge.

Lounge

13'3 x 12'8 (4.04m x 3.86m)

Window to the front elevation, feature brick fireplace with slate hearth. Panelled walls, door into the kitchen.

Kitchen

12'7 x 10'4 (3.84m x 3.15m)

Stairs with glass balustrade leading to the first floor. Fitted with a comprehensive range of modern floor and wall mounted units with coordinating work surfaces over. Plumbing for washing machine, space for American sized fridge freezer, integrated dishwasher, electric oven and gas hob with extractor fan above. Ideal gas central heating boiler, part tiled walls, tiled floor.

Stairs & Landing

Stairs rising to the loft room. Doors to bedrooms and bathroom.

Bedroom One

12'8 x 13'3 max (3.86m x 4.04m max)

Window to the front elevation.

Bedroom Two

10'3 x 5'9 (3.12m x 1.75m)

Window to the rear elevation.

Family Bathroom

Opaque window to the rear elevation. Suite comprising of a panel bath with mains fed

shower over, low level W.C and hand wash basin. Tiled floor and walls, built in shelving.

Loft Room

12'5 x 13 narrowing to 7'4 (3.78m x 3.96m narrowing to 2.24m)

Velux Window, eaves storage.

Externally

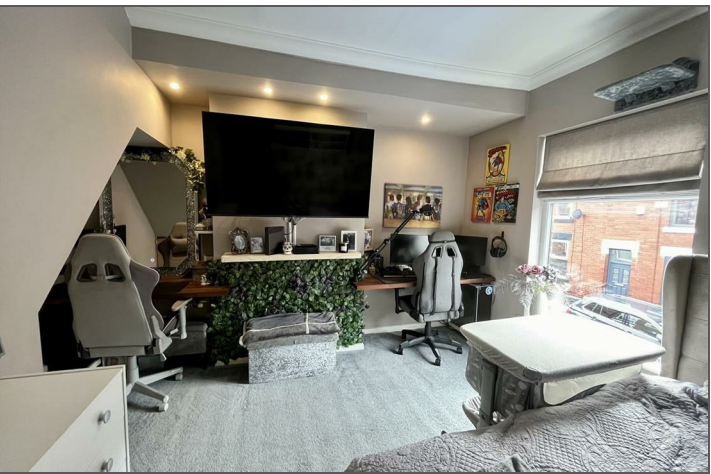
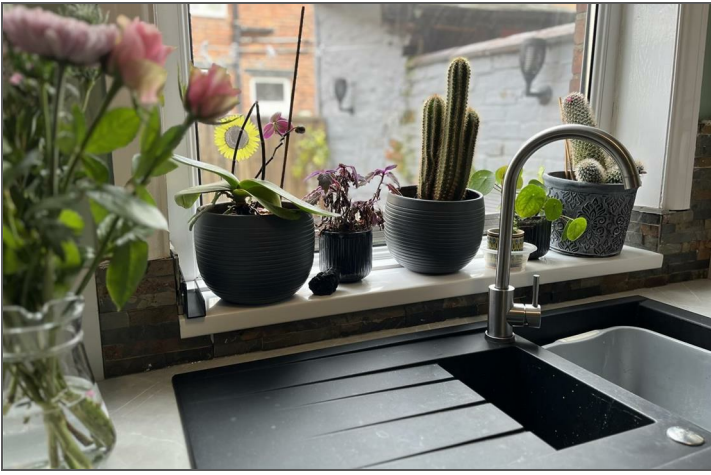
The rear has a pleasant enclosed rear yard complete with raised flower beds and a timber gate.

Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: A





Ground Floor



First Floor



Second Floor



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		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com