



27 Stocks Lane, Stalybridge, SK15 2LN

Offers Over £130,000

A Wilson Estates are pleased to offer for sale this stone two bedroom terrace property in Stalybridge. Whether you are looking for a buy to let investment or you are a first time buyer looking to put your own stamp onto a property, Stocks Lane could be the one for you!

The property briefly comprises of a lounge, good sized dining kitchen and a utility room to the ground floor, whilst to the first floor there are two double bedrooms and a bathroom. The property also benefits from a cellar area to the lower ground floor. Externally the property does not come any outdoor space, however the rear door opens up onto a large communal garden area which is well maintained and is enjoyed by local residents.

Stocks Lane is ideally located within walking distance of Stalybridge town centre, with its selection of independent shops, bars and bistros, and is great for those looking to utilise public transport, with Stalybridge bus station and Stalybridge train station less than a mile away providing regular services to Manchester City centre and beyond.

Those looking at this property as an investment opportunity could look to achieve in the region of £750pcm in rental income, making it a great option for any property portfolio with a potential yield in the region of 6.9%.

We are expecting a lot of interest in this home, so call A Wilson Estates now to secure a viewing appointment!

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, Stalybridge, SK15 2LN

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Lounge

10'8" x 12'6" (3.25m x 3.81m)

Double glazed window to front elevation, ornamental gas fireplace (capped off so currently for decorative purposes only, although a prospective purchaser could look at getting it reconnected post completion), radiator, door to:

Kitchen

11'3" x 12'6" (3.43m x 3.81m)

Fitted with matching range of base and eye level units with worktop space over. Stainless steel sink with drainer and mixer tap. Freestanding oven with four ring gas hob. Space for Tumble Dryer. Double glazed window to rear, radiator, stairs leading to first floor. Stairs leading to cellar. Door to:

Utility

8'6" x 5'9" (2.59m x 1.75m)

Double glazed window to side. Radiator. Double base unit with worktop space over. Plumbed for automatic washing machine. Door leading out to rear of property.

Cellar

Stone stairs leading down to cellar where gas meter and electricity meter are located.

Landing

Bedroom 1

10'8" x 12'6" (3.24m x 3.81m)

Double glazed window to front. Radiator.

Bedroom 2

11'3" x 7'5" (3.43m x 2.26m)

Double glazed window to rear. Radiator. Built in storage cupboard over stairs.

Bathroom

7'11" x 4'9" (2.42m x 1.45m)

Double glazed window to rear. Fitted with white three piece suite comprising panelled bath, wc and hand wash basin. Fully tiled walls. Radiator.

Externally

Property is pavement fronted, whilst to the rear the property leads out on large open space communal gardens.

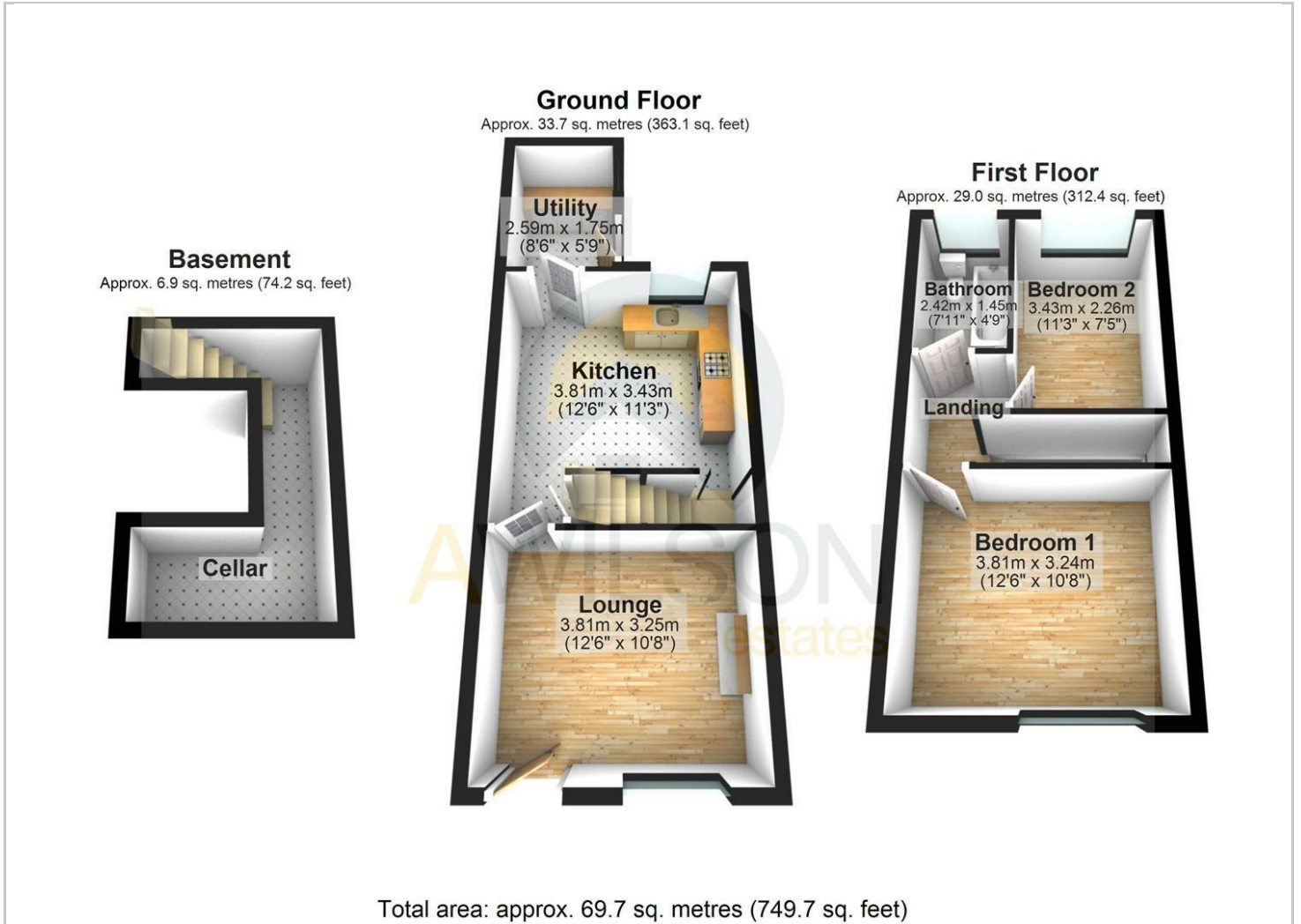
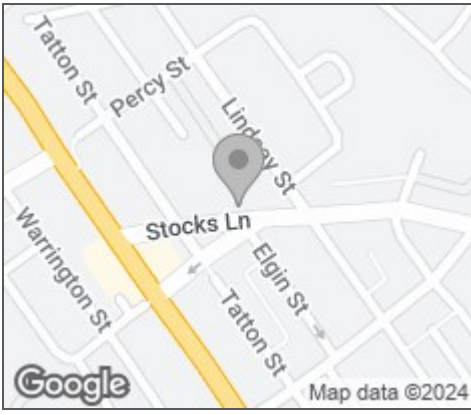
Additional Information

Tenure: Freehold

EPC Rating: TBC

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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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