



146 High Street, Stalybridge, SK15 1TN

Offers Over £200,000

A Wilson Estates are delighted to bring to the market three bedroom property, having recently under-gone an extensive programme of refurbishment works to include a new roof, electrics, heating system, and damp proof course! This gorgeous home has been taken back to brick and is now a stunning home waiting for its new owner. Could this be you?

The layout over four floors offers spacious living. Upon entering through the vestibule you are welcomed into the spacious lounge, dining kitchen, three double bedrooms and a stylish family bathroom.

There are even two large cellar rooms, what would you do with this space? Externally is a small enclosed garden/large yard, ready to put your planters in, in readiness for summer.

Set on the Stalybridge/ Dukinfield border it offers plentiful amenities from both towns from supermarkets, library, chemist. Stalybridge has also seen a rise in independent retailers from highly regarded coffee shops, bistros and micro brewery's.

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Entrance Vestibule

Composite front door, door into the lounge.

Lounge

17'9 x 14'5 (5.41m x 4.39m)

Window to the front elevation. Beamed ceiling, door into the dining kitchen.

Dining Kitchen

14'4 x 13'11 (4.37m x 4.24m)

Window overlooking the rear garden, door out to the garden, stairs rising to the first floor and stairs down to the cellar rooms. Fitted with a comprehensive range of modern high gloss units with coordinating work surfaces over with matching uplifters. Built in electric oven, five ring gas hob with extractor fan above. resin sink unit with swan neck mixer tap, Glow Worm wall mounted gas central heating boiler, plumbing for washing machine.

Stairs & Landing

Stairs rising to the second floor, doors to bedrooms and bathroom.

First Floor

Bedroom One

14'11 x 14'6 (4.55m x 4.42m)

Two windows to the front elevation.

Bedroom Two

11'7 x 8 (3.53m x 2.44m)

Window to the rear elevation.

Family Bathroom

Stylish white suite comprising of a panel bath

with waterfall shower over, low level w.c, hand wash basin built into a vanity unit. Part tiled walls and a heated towel rail.

Second Floor

Bedroom Three

14 x 13'9 (4.27m x 4.19m)

Two Velux windows, beamed ceiling, plenty of eaves storage.

Cellar Room One

14'3 x 13'9 (4.34m x 4.19m)

Cellar Room Two

16'6 x 14'5 (5.03m x 4.39m)

Externally

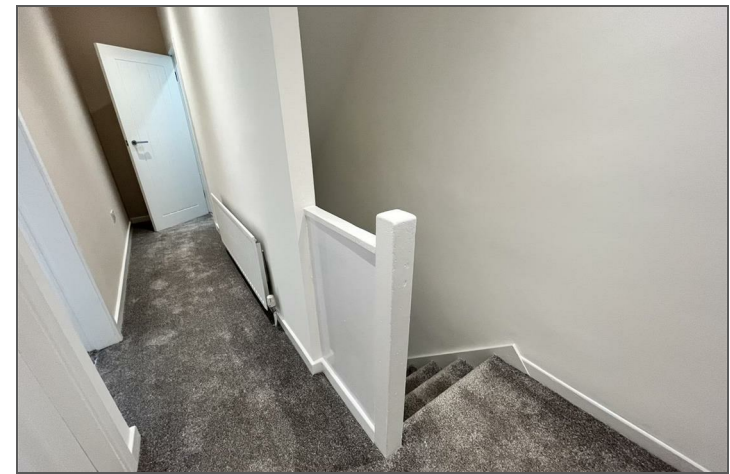
To the rear of the property is an enclosed garden. There is a water tap, and is ready for someone to put their stamp on it this summer.

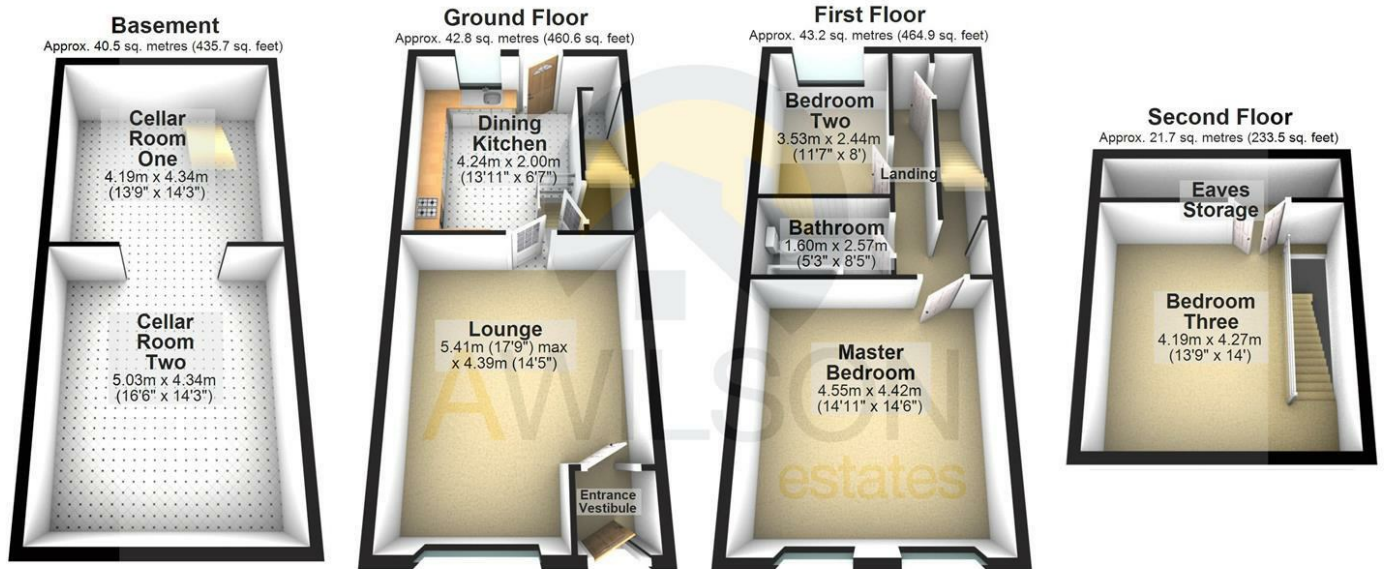
Additional Information

Tenure: Freehold

EPC Rating: E (this rating was done prior to the refurbishment)

Council Tax Band: E





Total area: approx. 148.2 sq. metres (1594.7 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	(81-91) B		78	(92 plus) A	(81-91) B		
(69-80) C	(55-68) D	44		(69-80) C	(55-68) D		
(39-54) E	(21-58) F			(39-54) E	(21-58) 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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