



1 Cherry Grove, Stalybridge, SK15 2HE

£240,000

Welcome to Cherry Grove, the house and location is as charming as the name suggests. Having been in the same family for over 30 years, this lovely property is now ready for the next owners to move in and enjoy.

The views are really something to see, washing up in this kitchen would be a lot easier with this view!

The house is in the upside down style with the reception rooms to the top of the house to take advantage of the views, with the bedrooms and bathroom downstairs.

Outside, the gardens are fantastic! Laid to lawn with well stocked beds. This is a great space for children to play. There is also driveway parking and a car port.

Close to Stalybridge Town Centre thus providing access to all the town has to offer from a butchers, greengrocers, independent shops, restaurants, coffee houses and library to a name a few.

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Entrance Hallway

Stairs down to the ground floor, useful built in storage cupboard, doors into both the lounge & the kitchen.

Lounge

12'9 x 11 (3.89m x 3.35m)
Window to the front elevation, feature fireplace, door into the dining room.

Dining Room

9'4 x 8'10 (2.84m x 2.69m)
Window to the rear elevation with far reaching views. Door into the kitchen.

Kitchen

10'1 x 8'4 (3.07m x 2.54m)
Window to the rear elevation with fantastic views over the garden and beyond.

Lower Ground Floor

Hallway

Door out to the garden. Doors into the bedrooms and shower room.

Bedroom One

12'7 x 10'1 (3.84m x 3.07m)
Window to the rear elevation with views over the garden.

Bedroom Two

11'2 x 8'10
Window to the front elevation.

Bedroom Three

7'8 x 7'3 (2.34m x 2.21m)
Window to the rear elevation with views over the garden.

Shower Room

Opaque window to the front elevation, walk in enclosed shower cubicle, low level w.c and hand wash basin.

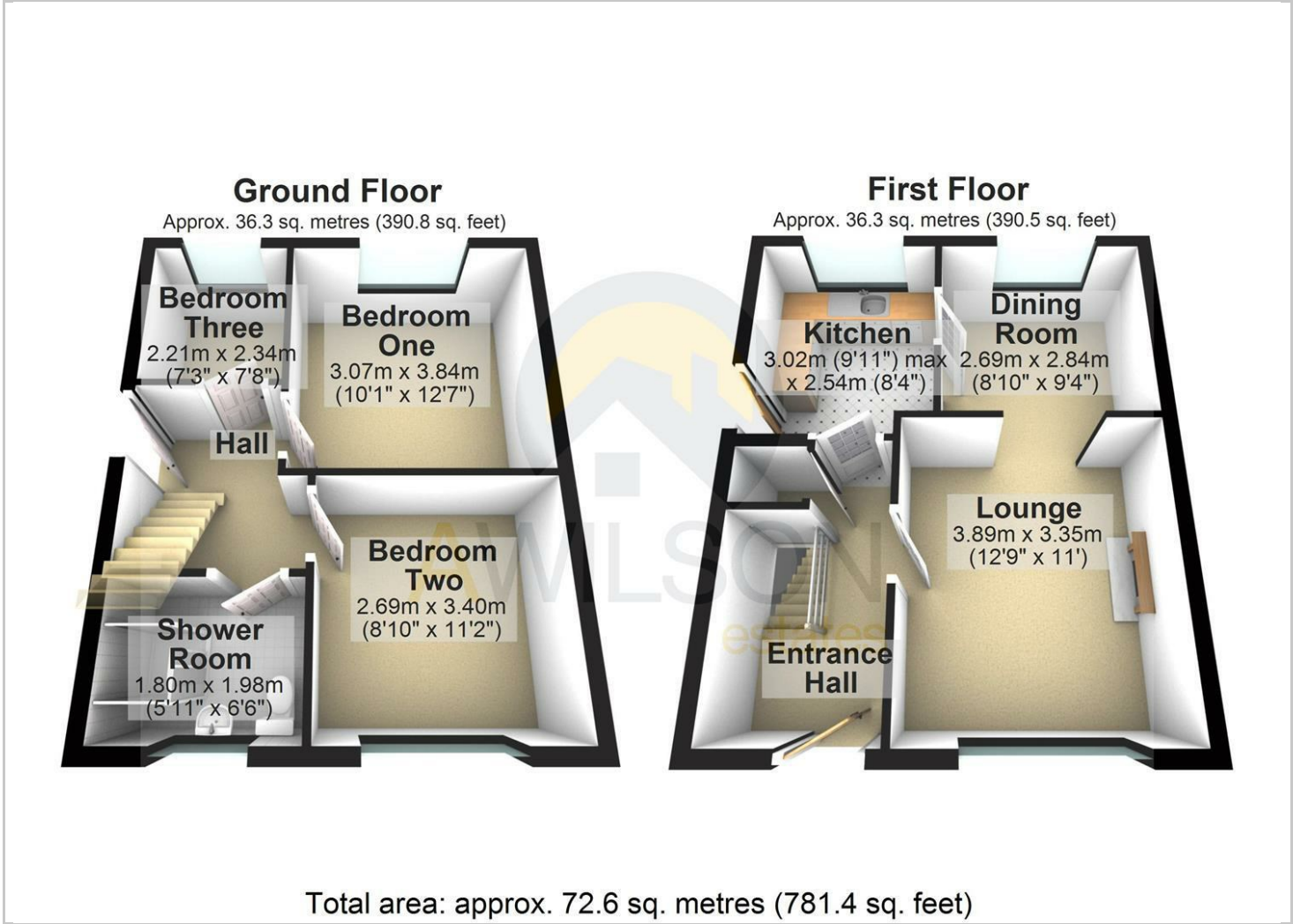
Externally

The gardens at this property are fantastic! Laid to lawn and has well stocked borders.

Additional Information

Tenure: Leasehold (details to be confirmed)
EPC Rating:
Council Tax Band: B





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				(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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