



## 9 Huddersfield Road, Stalybridge, SK15 2QA

**£800**

A Wilson Estates are delighted to offer To Let this mid terrace property. The property boasts light and airy lounge, and spacious kitchen. To the first floor of the property there are two bedrooms and a fitted bathroom.

The property is located in the heart of Stalybridge which offers plentiful amenities from larger branded stores such as Tesco so smaller independent stores such as greengrocers, butchers, coffee shops etc.

The locality offers a range of transport links from bus routes to Stalybridge Train Station which offers regular services into Manchester City Centre beyond.

Stalybridge also offers a variety of green spaces and recreational options from Stalybridge Country Park, Walkerwood Reservoir, Cheetham's Park, Priory Tennis Club, Archery Club, and Eastwood Nature Reserve.

Those with children of a school age can utilise several local schools From St Pauls. Gorse Hall, St Peters etc.

We expect a high demand for this property so please tel: 0161 303 9886 A Wilson Estates to arrange a viewing.

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, Stalybridge, SK15 2QA

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## **Lounge**

uPVC double glazed window and composite door to front elevation. Lighting, radiator, and carpet.

## **Kitchen**

uPVC double glazed window and door to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and hob with extractor over. Part tiled walls, lighting, radiator, and vinyl flooring.

## **Stairs and Landing**

Wooden handrail and bannister. Lighting and carpet.

## **Bathroom**

Three piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with electric shower over. Part tiled walls, lighting, radiator, and vinyl flooring.

## **Bedroom One**

uPVC double glazed window to front elevation. Lighting, radiator, and carpet.

## **Bedroom Two**

uPVC double glazed window to rear elevation. Lighting, radiator, carpet, and built in storage cupboard.

## **Externally**

Yard with water views to the rear.

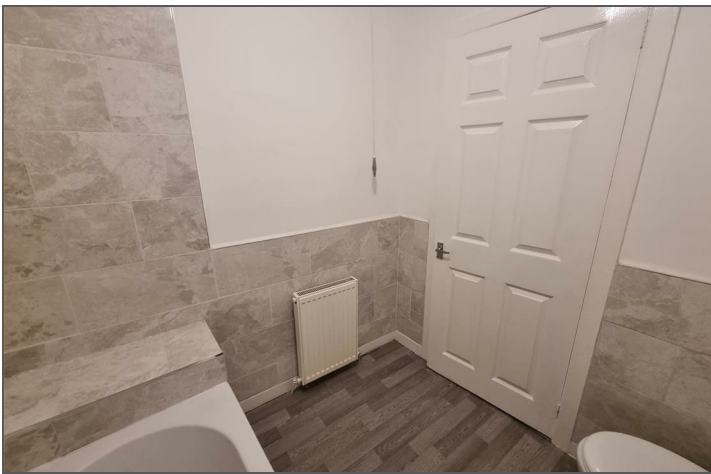
## **Additional Information**

Council Tax Band : A

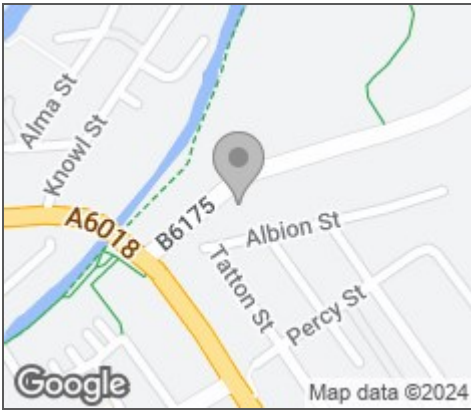
EPC Rating : TBC - in progress

Holding Deposit : £184

STRICTLY NO PETS AND SMOKING POLICIES APPLY

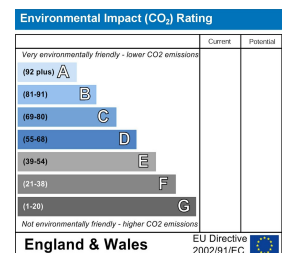
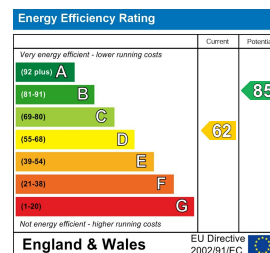






## Viewing

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.



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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

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