



## 9 Hague Place, Stalybridge, SK15 1DG

**£900**

A Wilson Estates are delighted to offer To Let this two bedroom mid terrace home in Stalybridge. Ideally located on a quiet street and within walking distance to Stalybridge town centre and train station, Stamford Park, Tameside Hospital and well regarded local schools. The property offers spacious accommodation with two double bedrooms and good sized lounge and dining kitchen. Early viewing is highly recommended.

Briefly the property comprises:~

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, Stalybridge, SK15 1DG

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## Entrance Vestibule

uPVC double glazed window to front elevation. Carpet.

## Lounge

15'2 x 12'11 (4.62m x 3.94m)  
uPVC double glazed window to front elevation. Lighting, radiator, carpet, and blinds.

## Kitchen

11'6 x 9'4 (3.51m x 2.84m)  
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, vinyl flooring, and under stair storage.

## Stairs & Landing

Wooden handrail, lighting, carpet, and loft access.

## Bedroom One

15'6 x 13 (4.72m x 3.96m)  
uPVC double glazed windows to front elevation. Lighting, radiator, carpet, blinds, and built in storage cupboards.

## Bedroom Two

12'5 x 10'3 (3.78m x 3.12m)  
uPVC double glazed window to rear elevation. Lighting, radiator, carpet, and blinds.

## Bathroom

6'8 x 4'6 (2.03m x 1.37m)  
uPVC double glazed window to rear elevation.

Low-level WC, hand wash basin, and panelled bath with mains fed shower over. Part tiled walls, lighting, radiator, and vinyl flooring.

## Externally

The property is garden fronted with a wrought iron fence and gate. Around to the rear is an enclosed garden.

## Additional Information

EPC Rating: C

Council Tax Band: A

Holding Deposit : £207

STRICTLY NO PETS AND SMOKING POLICIES APPLY





