



## 41 Lindsay Street, Stalybridge, SK15 2LU

**£175,000**

A Wilson Estates are delighted to bring to the market this stone mid terrace home situated in a popular residential location just off Mottram Road in Stalybridge. The property has recently been extended to the rear creating a good sized floorplan.

This home would be perfect for a range of purchasers from first time buyers to those looking to downsize, and is being sold with the added benefit of no vendor chain meaning completion can take place in a timely manner subject to conveyancing.

The ground floor living accommodation comprises of an entrance vestibule, a lounge, a great sized open plan kitchen diner and a downstairs wc. Ascending to the first floor you will find two good sized bedrooms and a shower room.

Externally the property benefits from access to a communal garden area to the rear providing a great space for enjoying the summer months!

The locality is perfectly placed within walking distance of the bustling town centre of Stalybridge with its array of independent retailers, coffee shops and bistros plus a

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## Entrance Vestibule

### Lounge

13'5" x 12'11" (4.09m x 3.94m)  
uPVC double glazed window to front elevation. Feature gas fireplace with cast iron surround and hearth. Vertical radiator. Ceiling light. Part glazed internal door leading to:

### Kitchen/Dining Room

20'4" x 12'11" (6.20m x 3.94m)  
A stunning room! Recently extended, this is a bright and airy space with a fully integrated kitchen comprising of a matching range of country style base and eye level units with complementing oak block worktops over. Integrated appliances including a full height fridge freezer, washing machine and a slimline dishwasher. Built in eye level electric oven. Four ring gas hob with extractor hood over. Inset one and a half bowl sink with drainer and mixer tap over. Dining area with radiator, velux window, uPVC double glazed window to rear elevation and double doors providing access out to the rear. Door to WC. Stairs ascending to first floor.

### WC

uPVC double glazed window to side elevation. Low level flush wc. Slimline hand wash basin with vanity unit. Chrome heated towel rail.

### Storage Cupboard

4'0" x 1'7" (1.22m x 0.48m)  
Shelving for storage

### Landing

Door to:

### Bedroom 1

13'5" x 12'11" (4.09m x 3.94m)  
uPVC double glazed window to front elevation. Fitted wardrobes. Radiator. Ceiling light.

### Bedroom 2

11'5" x 7'0" (3.48m x 2.13m)  
uPVC double glazed window to rear elevation. Radiator. Ceiling light.

### Shower Room

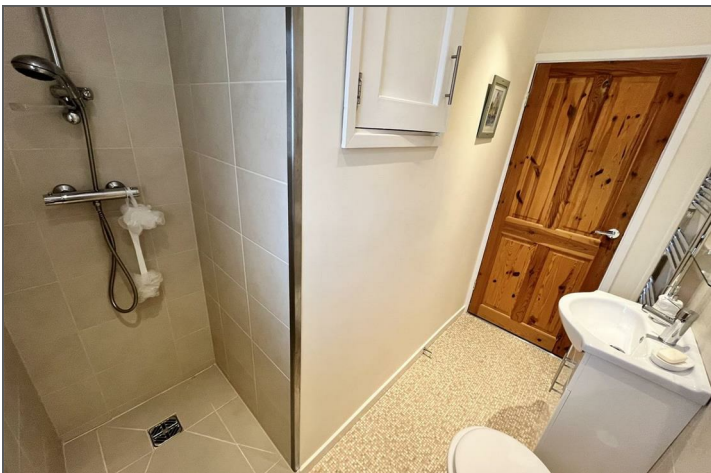
A well planned out shower room featuring walk in shower, low level flush wc and hand wash basin. Part tiled walls. Spotlights to ceiling. Chrome heated towel rail. uPVC double glazed window to rear elevation. Storage cupboard above stairs.

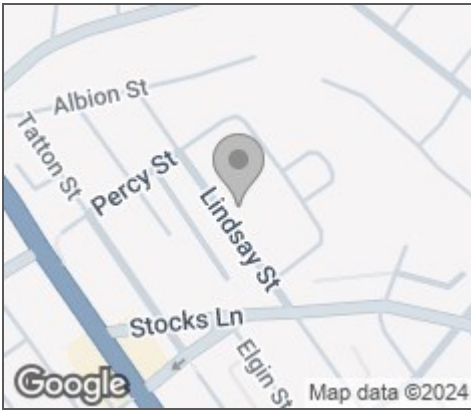
### Externally

Pavement fronted. To the rear of the property there is a secure gate which leads out onto the communal garden areas to the rear. This communal area is only accessible to residents and provides a great space for enjoying the outdoors during the summer months.

### Additional Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: A





### Ground Floor



### First Floor



Total area: approx. 68.9 sq. metres (741.8 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>
		EU Directive 2002/91/EC	EU Directive 2002/91/EC
		89	
		66	

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com