



51 Astley Street, Stalybridge, SK15 2EX

Offers Over £170,000

Welcome to Astley Street - a charming two-bedroom mid-terraced property located in a sought after area of Stalybridge. With Cheetham's Park and Gorse Hall nearby, the location is perfect for those looking to enjoy green spaces.

A real credit to it's current owner, this home comes to the market boasting a stylish, contemporary interior, making it truly move-in ready, and is sure to appeal to a whole host of purchasers, from first-time buyers to those looking to downsize.

The lounge features a cosy gas fire, complemented by in-built alcove shelving, whilst the fully fitted kitchen complete with integrated appliances offers a great space for both cooking and dining. A staircase leads from the kitchen down to the cellar, providing additional storage options.

Upstairs, there are two spacious double bedrooms, and a tastefully designed bathroom in neutral tones.

Outside, the property benefits from an enclosed rear yard, perfect for outdoor entertaining. From here, you can take in the far-reaching views of the Stalybridge skyline and

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GROUND FLOOR

Lounge

13'2" x 12'1" (4.01m x 3.68m)

A modern living space, decorated in neutral tones. Standout features include a fireplace with living flame gas fire, plus in built alcove shelving. Radiator. Laminate flooring. Ceiling light. uPVC double glazed window to front elevation. Door to:

Kitchen/Dining Room

12'1" x 12'2" (3.68m x 3.72m)

A fully fitted kitchen featuring a comprehensive range of base and eye level units with coordinating oak block worktops over. Integrated appliances include a washing machine, under counter fridge, under counter freezer and slimline dishwasher. One and a half bowl white ceramic sink with mixer tap over and drainer. uPVC double glazed window to rear elevation providing views of the rear yard and the Stalybridge skyline. Under stairs access down to cellar.

LOWER GROUND FLOOR

Cellar

13'0" x 10'0" (3.97m x 3.05m)

FIRST FLOOR

Bedroom 1

12'7" x 12'3" (3.83m x 3.73m)

A generous double bedroom with the added benefit of built in storage in the recess over stairs bulkhead. Loft access hatch providing

access to loft space for additional storage. Ceiling light. Radiator. uPVC window to rear elevation offering far reaching views.

Bedroom 2

7'7" x 12'3" (2.32m x 3.73m)

Another room of double proportions. This room features uPVC double glazed window to the front elevation, a radiator, and ceiling light.

Landing

Open plan, door to:

Bathroom

A white three piece suite comprising of bath with glass shower screen, mixer tap and mains fed shower over, low level flush wc, and sink with vanity unit under. Fully tiled walls and floor. Chrome heated towel rail. Spotlights to ceiling. Extractor fan.

Externally

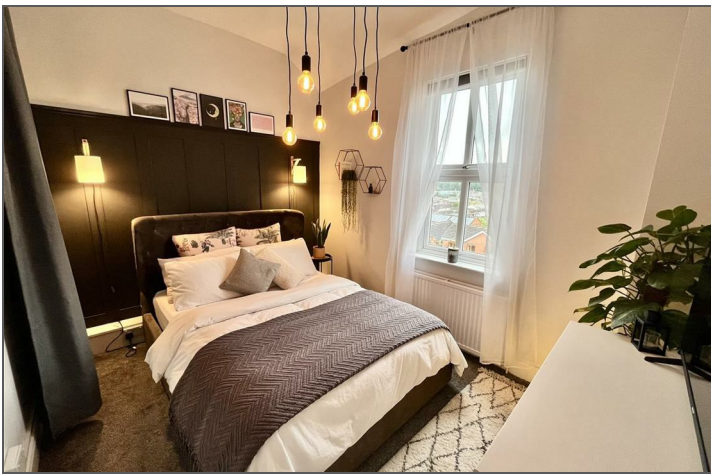
Enclosed low maintenance rear yard, laid with patio, with additional lawn area with artificial turf. There is also a small portion of land beyond the boundary wall which belongs to the property which could be utilised in the future as an additional seating area, or could be a good spot for a shed or other additional storage options.

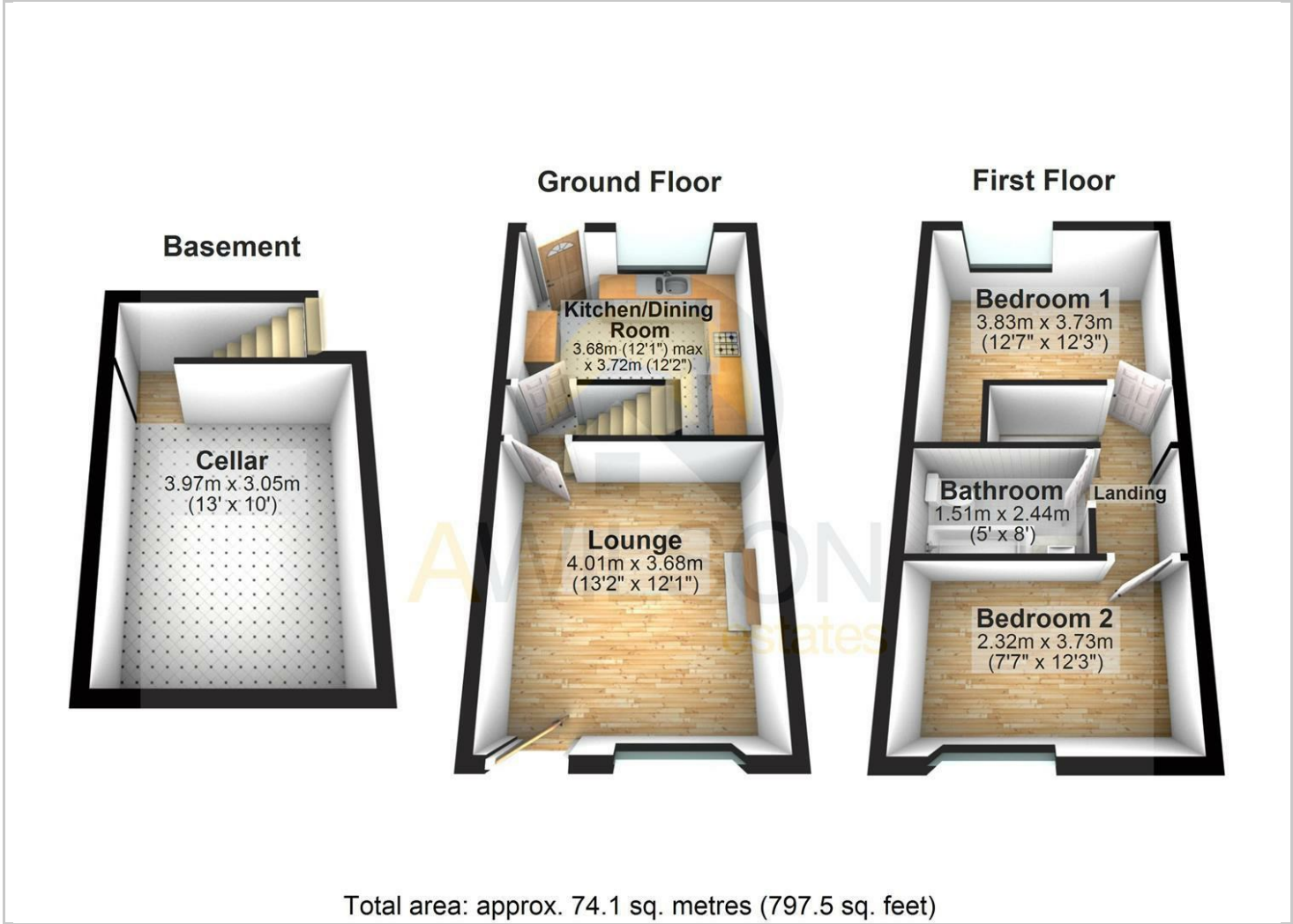
Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: A





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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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

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