

33 Northend Road, Stalybridge, SK15 3AZ

£260,000

A Wilson Estates are delighted to offer for sale this three bedroom detached home on Knowl Street in Stalybridge. Coming to the market offering spacious living accommodation spread over two floors, this home would be a great buy for a range of purchasers, from those looking to buy for the first time to growing families.

The property itself consists of an entrance vestibule, wc, hallway, kitchen and good sized lounge to the ground floor, whilst to the first floor there are three bedrooms and a family bathroom. Externally the property benefits from driveway parking to the front, with a low maintenance rear garden, laid with artificial lawn. At the rear of the garden there is a gate that leads you down to the banks of the River Thame.

Stalybridge Town Centre is just a short stroll away offering plentiful amenities including independent shops, bars, and bistros. With further exciting regeneration planned, plus various events such as 'Foodie Friday' being held regularly, this really is a town with plenty to offer!

The town also benefits from well established transport links via the railway station which offers direct and frequent links into Manchester City Centre and beyond, there is also a bus station with well serviced routes and ease of access to local motorway links.

33 Northend Road

, Stalybridge, SK15 3AZ

£260,000



WC

uPVC double glazed window to front elevation. White suite comprising of WC and corner sink unit. Radiator. Ceiling light.

Entrance Vestibule

uPVC double glazed window to front elevation. Door to:

Hallway

10'8" x 5'11" (3.26m x 1.81m)
Stairs leading to first floor, door to:

Kitchen

9'8" x 9'10" (2.95m x 3.00m)
Fitted with matching range of cream wall and base units, complimented by oak block style work tops. Spotlights to ceiling. Laminate flooring. Built in electric oven with four ring gas hob and pull out extractor hood over. Integrated dishwasher. Plumbed for automatic washing machine. Radiator. Door leading out to side of property.

Lounge

15'9" x 17'4" (4.79m x 5.29m)
A great sized lounge with plenty of space for a dining table. Patio doors lead out into the rear garden. uPVC double glazed window to side elevation. Spotlights to ceiling. Radiator.

Landing

Bedroom 1

12'0" x 17'4" (3.66m x 5.29m)
A spacious bedroom to the rear of the property over looking the garden and views of the river,

uPVC double glazed window to the rear of the property. Radiator. Spotlights to ceiling.

Bathroom

Fitted with white four piece suite comprising of a panellled bath, low level W.C. and hand basin with pedestal plus shower cubicle mains fed shower.

Bedroom 2

9'1" x 10'2" (2.77m x 3.11m)
Another bedroom of double proportions. uPVC double glazed window to front elevation. Radiator. Ceiling light. Hand wash basin.

Bedroom 3

9'2" x 9'5" (2.79m x 2.87m)
A good sized third bedroom. uPVC double glazed window to front elevation. Ceiling light. Radiator.

Externally

Tarmac driveway to front providing off road parking. Double wooden gates providing access down side of property. To the rear there is a low maintenance garden laid with artificial lawn.

Additional Information

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





Ground Floor

Approx. 46.5 sq. metres (501.1 sq. feet)



Lounge

4.79m (15'9") max x 5.29m (17'4")

Hallway

3.26m x 1.81m (10'9" x 5'11")

Kitchen

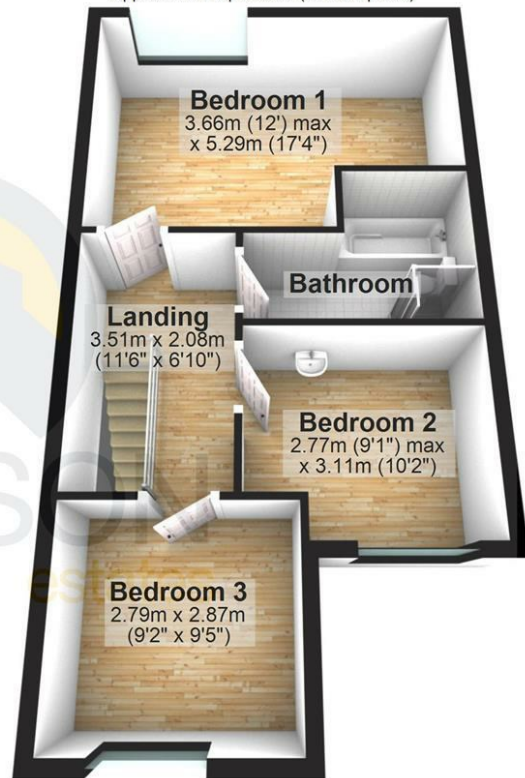
2.95m x 3.00m (9'8" x 9'10")

WC

Entrance Vestibule

First Floor

Approx. 48.1 sq. metres (518.2 sq. feet)



Bedroom 1

3.66m (12') max x 5.29m (17'4")

Landing

3.51m x 2.08m (11'6" x 6'10")

Bathroom

Bedroom 2

2.77m (9'1") max x 3.11m (10'2")

Bedroom 3

2.79m x 2.87m (9'2" x 9'5")

Total area: approx. 94.7 sq. metres (1019.3 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

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