



17 Cranworth Street, Stalybridge, SK15 2NW

Offers Over £300,000

Cranworth Street in Stalybridge is a charming Victorian bay fronted terrace property that presents a unique opportunity for a new owner to restore its original character.

A hidden gem awaits just beneath the entrance vestibule carpet - original tiled flooring! Additionally, the two reception rooms and hallway conceal original wooden floors beneath the current coverings, offering a fantastic restoration project. With its classic bay window and wealth of character features, this property holds the potential to be restored to its former glory, blending traditional charm with modern living.

As you step through the front door you are welcomed into an entrance vestibule opening into a hallway with staircase. The two reception rooms can be found off the hallway and both feature the high ceilings, tall skirting boards and ceiling coving typical of a period property. There is also a modern fitted kitchen and a large utility space which would lend perfectly to becoming a downstairs wc/utility room.

Ascending to the first floor you will find a great sized master bedroom with two double glazed windows. A further two bedrooms and a wet room complete the first floor living accommodation.

17 Cranworth Street

, Stalybridge, SK15 2NW

Offers Over £300,000



Entrance Vestibule

Composite front door. Fitted Carpet. Ceiling light. Part glazed door to:

Hallway

A good sized hallway that has the potential to be transformed into a grand entrance hallway! With high skirting boards, dado rails and coving. Stairs ascending to first floor. Ceiling light. Laminate flooring.

Lounge

14'8" x 13'1" (4.47m x 3.99m)
Double glazed Bay window to front elevation. Electric fire. High skirting boards, picture rail and coving. Radiator. Ceiling light.

Dining Room

13'4" x 11'1" (4.06m x 3.38m)
Double glazed box window to rear elevation. Original fireplace. High skirting boards, picture rail and coving. Radiator. Ceiling light.

Kitchen

11'8" x 9'5" (into bay) (3.56m x 2.87m (into bay))
Double glazed window to side. Box double glazed window to side elevation. Fitted with a matching range of white base and eye level units with coordinating work surfaces over. Four ring gas hob with pull out extractor hood over. Eye level electric oven. Stainless steel sink with mixer tap and drainer. Stone flooring. Radiator. Ceiling light.

Utility

6'9" x 8'0" (2.06m x 2.44m)
This room is a blank canvas, currently plumbed for automatic washing machine and having been used as a utility room previously this space would lend

really well to having a downstairs wc fitted in addition to a utility space. Double glazed window to side,. Door to the side leading to rear yard.

Cellar

14'7" x 3'10" (4.45m x 1.17m)
Currently used for storage.

Landing

Storage cupboard. Door to:

Bedroom 1

12'0" x 17'3" (3.66m x 5.26m)
A great sized master bedroom with two double glazed windows to front. Feature fireplace. Radiator. Ceiling light.

Bedroom 2

13'4" x 11'4" (4.07m x 3.45m)
Double glazed window to rear elevation. Feature fireplace. Radiator. Ceiling light. Boiler.

Bedroom 3

11'2" x 8'0" (3.41m x 2.44m)
Double glazed window to rear elevation. Radiator. Ceiling light

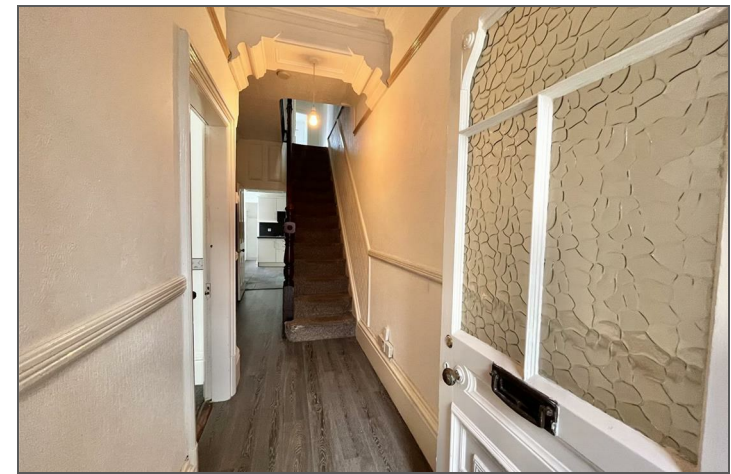
Wet Room

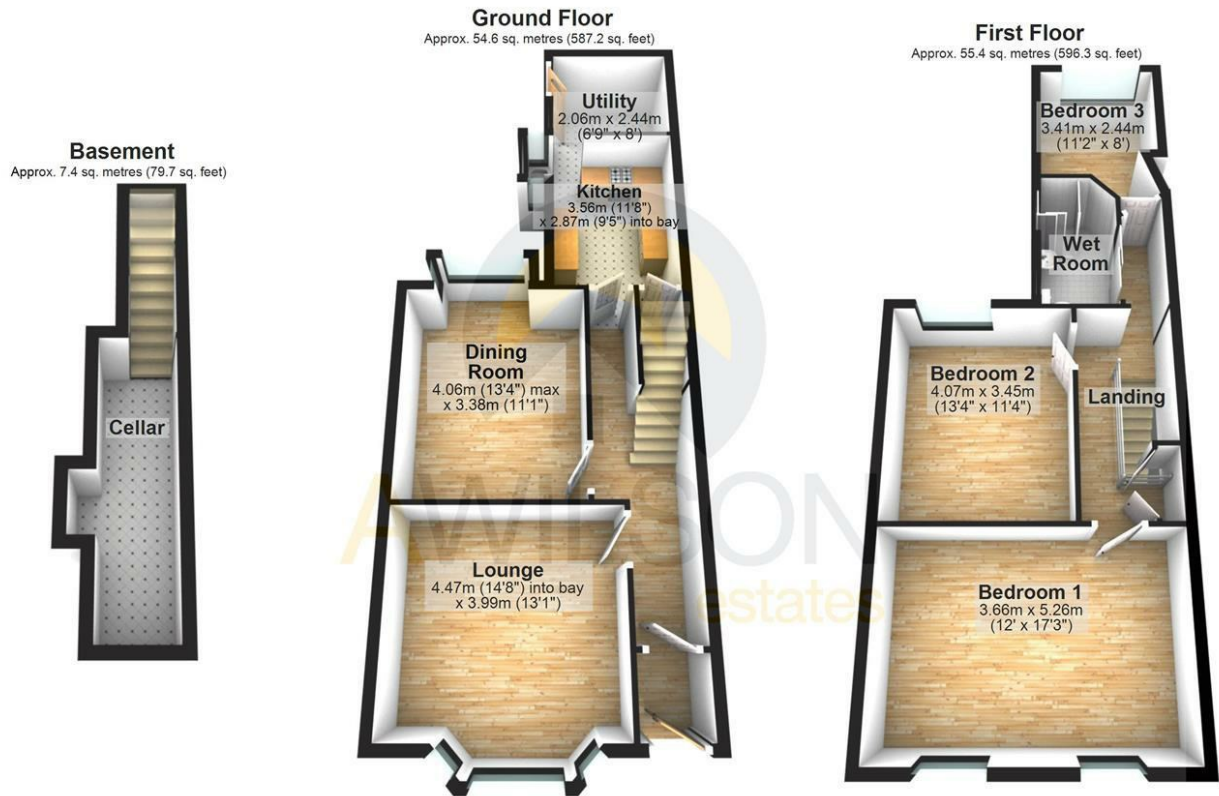
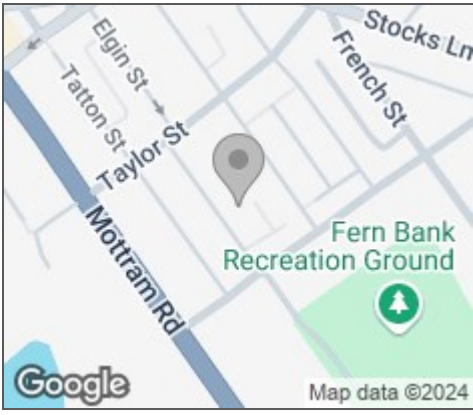
Two double glazed windows to side elevation. Wet room with wc, hand wash basin, and electric shower.

Externally

Small walled garden to the front, whilst to the rear is a low maintenance yard area with planted borders.

Additional Information





Total area: approx. 117.4 sq. metres (1263.2 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	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		

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