



60 John Street, Stalybridge, SK15 3BS

Offers In The Region Of £350,000

Are you looking for a family home that you can put your own mark on, we have something special for you! This excellent sized property requires a degree of modernising, but once done WOW what a fabulous property you will have.

The panoramic view from your front door is simply stunning. Once inside you will find an entrance hallway, spacious lounge, large dining kitchen, utility room and downstairs w.c.

Upstairs are four bedrooms, the master having an en-suite and a family bathroom. Outside there is driveway parking leading to an attached garage, whilst around to the rear is a lawned garden and paved patio.

The picturesque village is perfect for those who enjoy an outdoor life from the vast open green spaces, walking and cycling routes alongside the canal, country park and reservoirs.

The village benefits from the local village store, a perfect place for groceries, flowers and even seasonal hampers/ buffets. There is also nearby Heyrod Village Hall which is perfect for hosting family parties and great for those looking to immerse themselves in local life via the various clubs and classes that are held there.

Transport links are well established with road and bus links to neighbouring towns including Uppermill, Stalybridge, Mossley and Ashton under Lyne. There are also rail links from both Stalybridge and Greenfield Railway Stations offering frequent links into Manchester, Huddersfield and beyond.

Viewings are strictly by appointment so please telephone A Wilson Estates to arrange a mutually convenient appointment.

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Entrance Hallway

Stairs rising to the first floor. Door into the lounge.

Lounge

17'10 x 10'10 (5.44m x 3.30m)

Window to the front elevation, open to the dining area.

Open Plan Dining & Kitchen Area

20 max x 10'10 max (6.10m max x 3.30m max)

This is a great space! The heart of the home. Window and double opening doors leading out to the garden. The kitchen is fitted with a range of floor and wall mounted units with coordinating work surfaces over. Useful under stairs storage space, door into the utility room.

Utility Room

Back door leading out to the side elevation. Plumbing for washing machine, door into the w.c.

Downstairs w.c

Low level w.c & hand wash basin.

Stairs & Landing

Doors to all upstairs rooms.

Master Bedroom

13'5 x 10'11 (4.09m x 3.33m)

Window to the front elevation with far reaching views.

En-Suite

Opaque window to the front elevation. Enclosed shower cubicle, low level w.c, hand wash basin.

Bedroom Two

13'2 x 8'8 (4.01m x 2.64m)

Window to the front elevation with far reaching views.

Bedroom Three

9'8 x 7'3 (2.95m x 2.21m)

Window to the rear elevation with views over the adjoining farmland.

Bedroom Four

8'10 x 8'8 (2.69m x 2.64m)

Window to the rear elevation.

Family Bathroom

Opaque window to the rear elevation. Suite comprising of a panel bath, low level wc and hand wash basin.

Externally

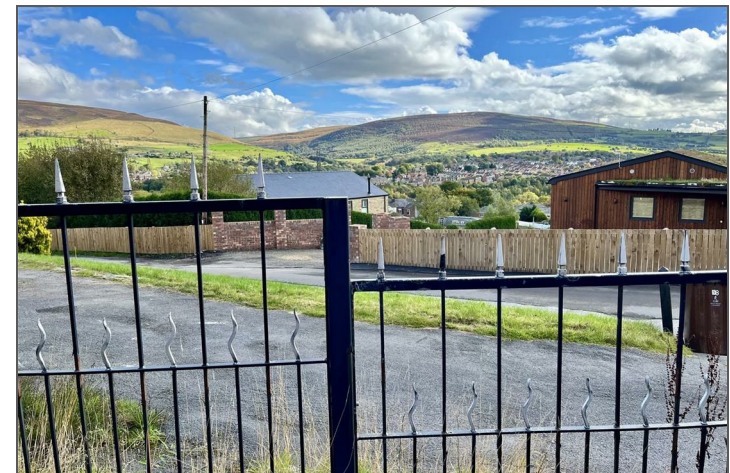
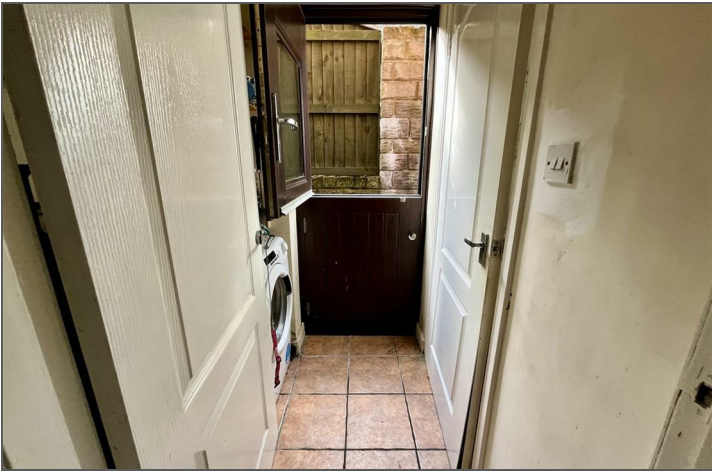
The front is approached via a driveway giving parking for at least 2 vehicles leading to an attached garage. Around to the rear is a garden and paved patio that adjoins farmland.

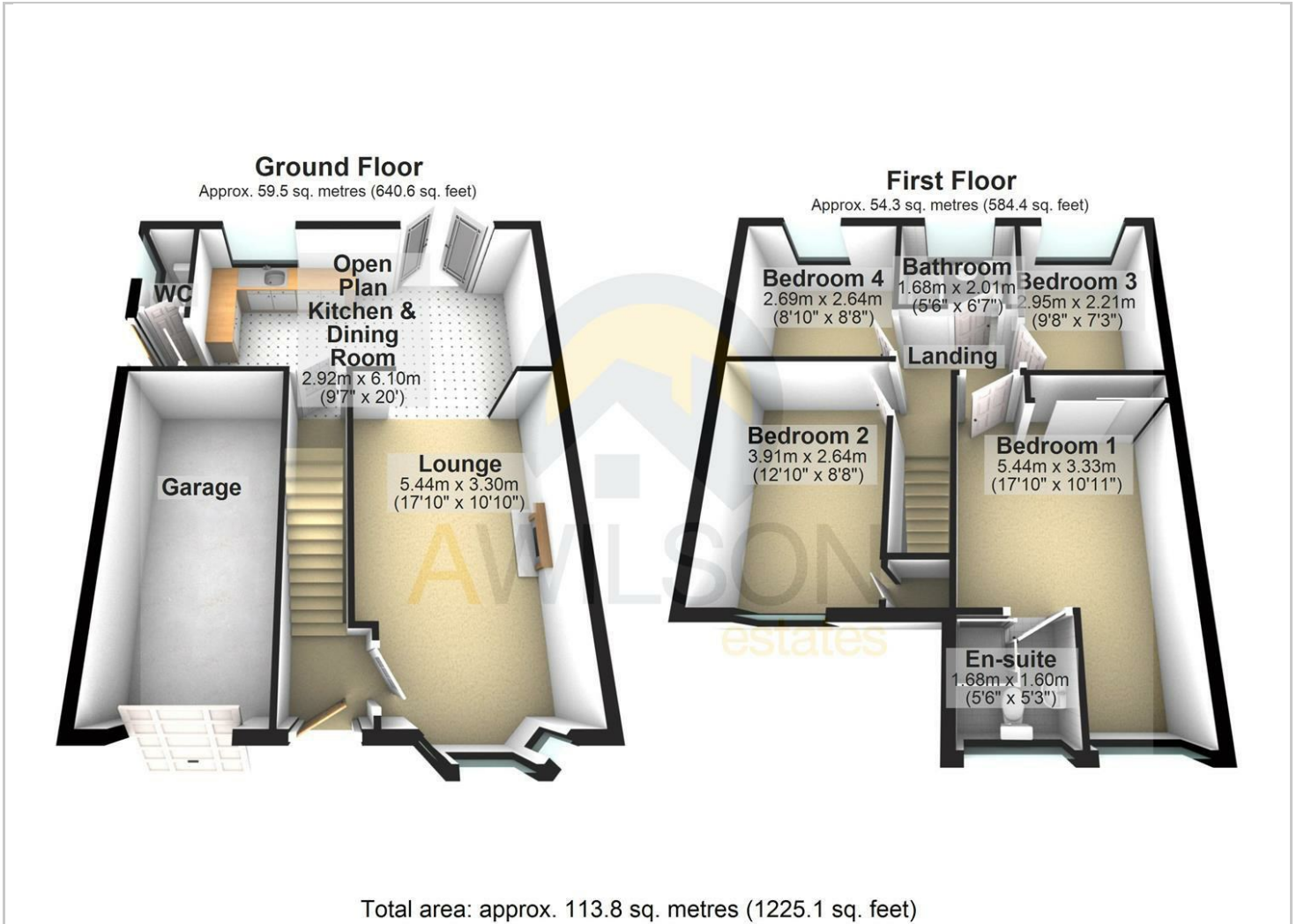
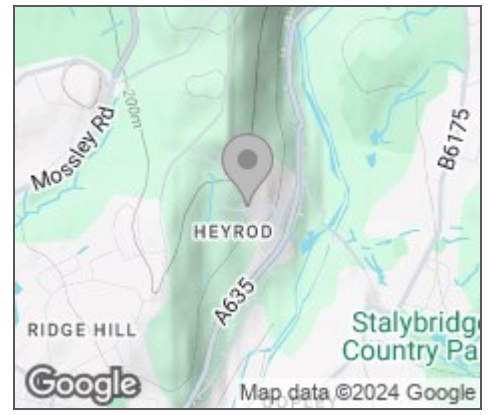
Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: D





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 ₂) Rating			
	Current	Potential		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.

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