

## 9 Montague Way, Stalybridge, SK15 1AL

**£200,000**

Situated on the popular Montague Way, this well presented three bedroom end mews property comes to the market with no chain, and offers spacious living accommodation ideal for families or first time buyers alike.

Upon entering the property, you are welcomed by a practical entrance vestibule and hallway leading into a fully integrated kitchen complete with modern units and plantation shutter blinds. To the rear, a generously sized lounge provides a relaxing living space, and opens into a bright conservatory - also fitted with tasteful plantation shutters.

Upstairs, the property benefits from two well double bedrooms, both with built in wardrobes, a third single bedroom and a modern, stylish shower room.

Externally, the home features an enclosed front garden, plus a low maintenance small private garden to the rear. Located in a quiet residential area, on street parking is readily available.

# 9 Montague Way

, Stalybridge, SK15 1AL

**£200,000**



## Entrance Vestibule

Door to:

## Hallway

Stairs first floor. Open plan doorway to:

## Kitchen

10'5" x 8'0" (3.18m x 2.44m)

Fitted with matching range of base and eye level units with coordinating worktops over. Window to front elevation. Fully integrated appliances including fridge freezer, washing machine and dishwasher. Ceramic double sink with swan neck mixer tap over. Built in electric oven with four ring gas hob and extractor hood over.

## Lounge

14'6" x 15'0" (4.42m x 4.57m)

A spacious lounge with

## Conservatory

Two windows to rear, two windows to side, open plan, double door.

## Landing

Door to:

## Bedroom One

14'9" x 8'6" (4.50m x 2.59m)

Window to rear elevation. Fitted wardrobes. Laminate flooring. Ceiling light fitting. Radiator.

## Bedroom Two

10'5" x 7'4" (3.18m x 2.24m)

Window to front elevation. Fitted wardrobes. Laminate flooring. Ceiling light fitting. Radiator.

## Bedroom Three

8'9" x 6'0" (2.67m x 1.83m)

Window to rear elevation. Laminate flooring. Ceiling light fitting. Radiator.

## Bathroom

Window to front. Fitted with three piece suite comprising of walk in shower enclosure, hand wash basin with vanity unit, and wc,

## Externally

Enclosed front garden with mature shrubs and planting. Low maintenance garden to the rear with gate providing access to side of property.

## Additional Information

Tenure: Leasehold

EPC Rating: TBC

Council Tax Band: A

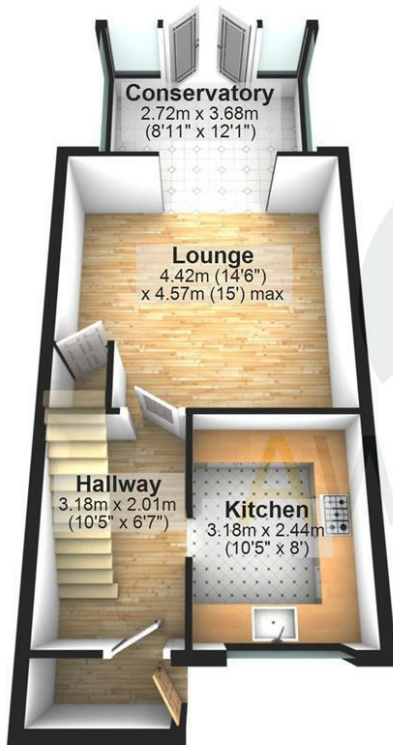






### Ground Floor

Approx. 47.3 sq. metres (508.9 sq. feet)



### First Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



Total area: approx. 82.6 sq. metres (889.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		

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

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