



33 Oakcroft, Stalybridge, SK15 2UQ

£270,000

A Wilson Estates are delighted to be able to offer for sale this 3 bedroom semi detached property located in the sought after Mottram Rise area of Stalybridge. Having been in the same family for 40 years, the time has now come for this much loved family home to pass to new owners to make their own memories in. Could that be you?

Just a short stroll from Staly Hill primary schools, and with country walks on your doorstep, Oakcroft has forever been a popular street and this home comes to the market offering well thought out living accommodation set over two floors with the added benefit of a garage, which provides useful storage options or could even be converted to additional living space subject to relevant planning permissions.

In need of some modernisation, in brief the property comprises of entrance vestibule, lounge, and kitchen/diner to the ground floor, plus a utility area and access to the integral garage. Ascending to the first floor you will find two double bedrooms, a single bedroom and a family bathroom.

Externally the property is garden fronted with a tidy front lawn, and driveway parking, whilst to the rear there is a tiered garden which has the potential to become a lovely outdoor space to relax during the summer months.

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Entrance Vestibule

Door to:

Lounge

12'1" x 16'1" (3.68m x 4.90m)

Bay window to front elevation. Two radiators. Stairs leading to first floor. Fitted carpet. Ceiling light. Door leading to:

Kitchen

10'6" x 16'2" (3.21m x 4.93m)

A good sized kitchen and diner that is in need of a new lease of life! Currently has a small number of base cupboards with worktop space over, sink with drainer, and freestanding cooker.

Utility

7'3" x 6'11" (2.21m x 2.11m)

This is an extension to the original property layout and has been in situ for over 40 years. Window to rear elevation. Door providing access to garage.

Garage

Up and over door to the front. Fitted with light and power. Door to rear leading to utility.

Landing

Doors to all bedrooms and bathroom. Airing cupboard providing useful storage.

Master Bedroom

12'1" x 9'9" (3.68m x 2.97m)

Window to front elevation enjoying far reaching views across the Manchester city skyline and beyond. Fitted carpet. Radiator. Ceiling light.

Bedroom Two

8'6" x 9'9" (2.59m x 2.97m)

Another room of double proportions. Window to rear elevation with views over the rear garden. Fitted carpet. Ceiling light. Radiator. Loft hatch to ceiling providing access to loft for storage.

Bedroom Three

6'8" x 6'8" (2.03m x 2.03m)

A single bedroom that would be ideal as a nursery, home office or child's bedroom. Window to front elevation. Fitted carpet, Ceiling light,

Bathroom

Fitted with white three piece suite comprising white panelled bath with glass shower screen and shower over, wash hand basin and wc. Fully tiled walls. Radiator. Ceiling light.

Externally

Manicured lawn to front with driveway parking leading to garage. To the rear there is a tiered garden laid with patio.

Additional Information

Tenure: Leasehold. 999 year lease (Approx 959 years remaining) £50.00 per annum Ground Rent

EPC Rating: TBC

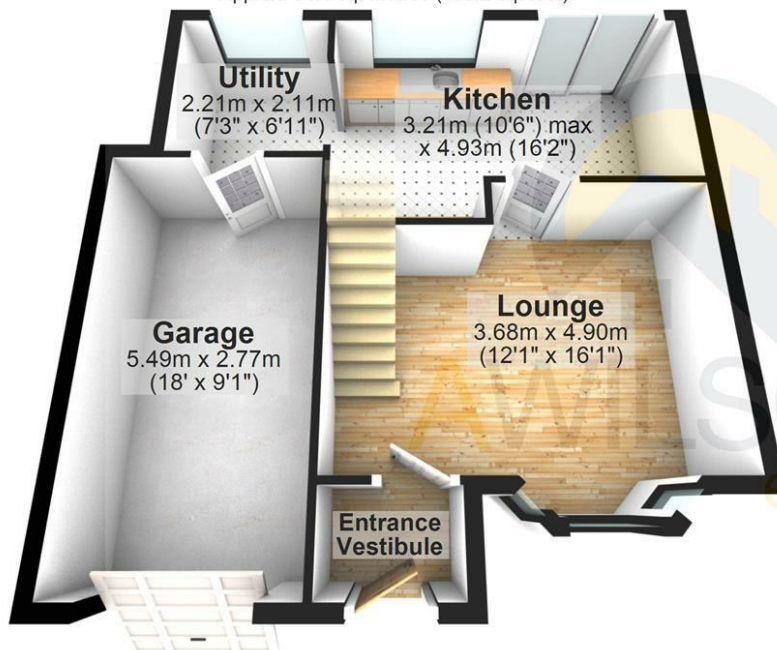
Council Tax Band: C





Ground Floor

Approx. 54.4 sq. metres (585.2 sq. feet)



First Floor

Approx. 31.2 sq. metres (336.2 sq. feet)



Total area: approx. 85.6 sq. metres (921.3 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	

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