



39 Grey Street, Stalybridge, SK15 2NR

£230,000

Welcome to Grey Street, Stalybridge - a home you're going to love.

From the moment you arrive, the kerb appeal is clear. With a new front door and windows fitted in the last three years, this three bedroom terrace already stands out for all the right reasons. Step inside and it just gets better.

The current owners have completely reimagined the ground floor, opening it up into a gorgeous, free flowing living space that feels both stylish and homely. Picture a cosy lounge with cream carpets and a sleek media wall which then opens straight into the dining area, making it ideal for family life or entertaining friends. At the back, the kitchen is fresh and modern with white gloss units and tiled flooring, and there's even a handy downstairs WC tucked away for convenience.

Upstairs you'll find two comfortable double bedrooms, a third single room that could be a nursery, office or dressing room, and a well appointed family bathroom.

Outside, the rear yard is fully enclosed and laid with smart Indian Stone paving, making it a safe space for little ones to play, and in the warmer months it's a brilliant spot

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Hallway

Stairs to first floor. Tiled Flooring. Under stairs storage cupboard. Door to:

Lounge

11'5" x 16'9" (3.48m x 5.11m)

Fitted carpets. Window to rear elevation. Media wall with inset living flame effect electric fireplace. Spotlights to ceiling. Vertical radiator.

Open plan to:

Dining Room

11'6" x 11'2" (3.51m x 3.40m)

Window to front elevation. Vertical radiator. Spotlights to ceiling.

Kitchen

10'3" x 6'10" (3.12m x 2.08m)

Fitted with matching range of base and eye level white gloss units with coordinating worktops over. Built in eye level electric oven. Four ring gas hob with pull out extractor hood over. Integrated fridge freezer. Plumbed for automatic washing machine. Window to side elevation. Door to WC. Door leading to rear garden.

WC

Window to rear elevation. Radiator. WC. Hand wash basin. Space for tumble dryer.

Landing

Doors to bedrooms and bathroom.

Bedroom One

11'11" x 9'5" (3.63m x 2.87m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Two

8'5" x 12'6" (2.57m x 3.81m)

Window to rear elevation. Radiator. Ceiling light.

Bedroom Three

12'0" x 7'2" (3.66m x 2.18m)

Window to front elevation. Radiator. Ceiling light. Storage cupboard in bulkhead above stairs.

Bathroom

11'0" x 4'1" (3.35m x 1.24m)

Window to rear elevation. A fully tiled bathroom fitted with three piece suite comprising panelled bath with glass shower screen and shower over, WC and hand wash basin. Heated towel rail. Storage cupboard housing boiler.

Outside and Gardens

Private enclosed rear yard laid with Indian Stone paving.

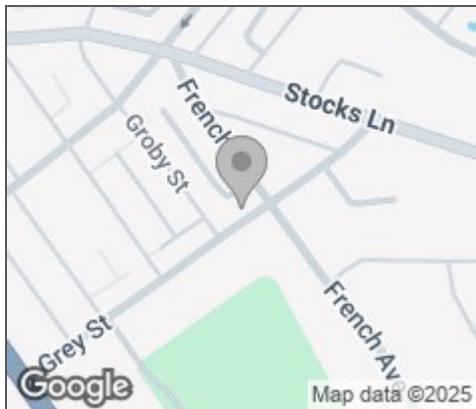
Additional Information

Tenure: Freehold

EPC Rating: D (please note this rating is from prior to new windows and front door installation)

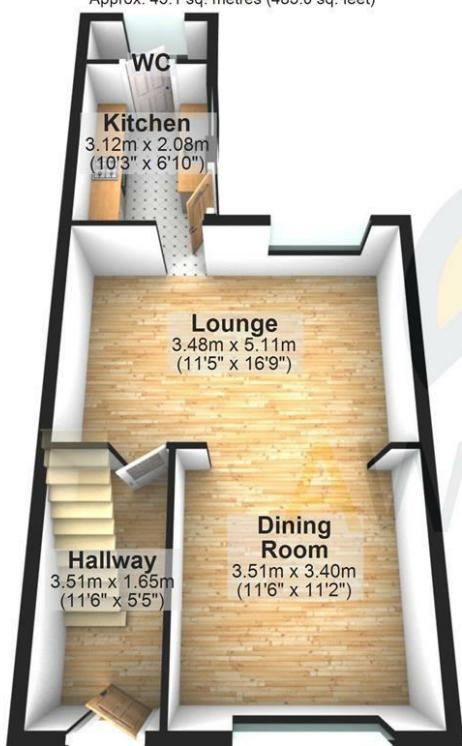
Council Tax Band: B





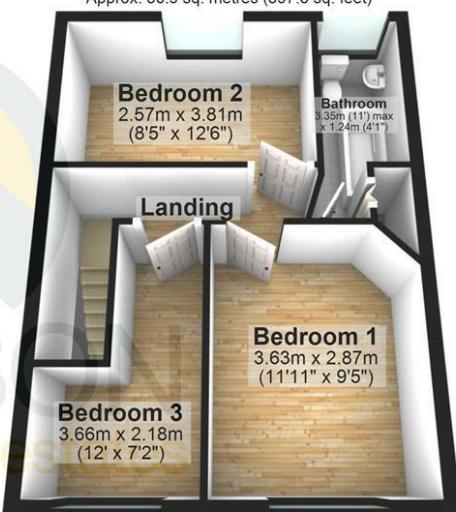
Ground Floor

Approx. 45.1 sq. metres (485.0 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.5 sq. feet)



Total area: approx. 82.0 sq. metres (882.5 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			78
(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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