



## **1 Ash Grove, Stalybridge, SK15 1NN**

**£1,200**

A Wilson Estates are delighted to offer To Let this stunning three bedroom semi detached home on Ash Grove in Stalybridge. Beautifully presented throughout and finished to the highest standard with bespoke kitchen, modern family bathroom, driveway to front and gardens to front and rear.

Located in a very desirable area, it is situated close to schools, Tameside Hospital and Stamford Park. Excellent transport links yet provides for tranquillity and quietness on this popular road. Early viewing is highly recommended.

Briefly the property comprises:-

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, Stalybridge, SK15 1NN

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## Entrance Hallway

Wooden glazed door to front elevation. uPVC double glazed window to side elevation. Lighting, radiator, carpet, blinds, and built in storage cupboards.

## Lounge

uPVC double glazed bay window to front elevation. Electric fire with surround and mantle-piece. Lighting, radiator, carpet, and blinds.

## Open Plan Kitchen and Dining Area

uPVC double glazed windows and French doors to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated fridge freezer. Integrated electric oven and gas hob with extractor over. Lighting, radiator, and laminate flooring.

## WC

Low level WC and hand wash basin. Lighting, radiator, extractor fan, and laminate flooring.

## Stairs and Landing

uPVC double glazed window to side elevation. Wooden handrail, balustrades, and bannister. Lighting, carpet, blinds, loft access, and built in storage cupboard.

## Bathroom

uPVC double glazed window to rear elevation. Three piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with mains fed shower over. Fully tiled walls, heated towel rail, lighting, extractor fan, and laminate flooring.

## Bedroom One

uPVC double glazed window to rear elevation. Original character fireplace with surround. Lighting, radiator, carpet, and blinds.

## Bedroom Two

uPVC double glazed window to front elevation. Lighting, radiator, carpet, and blinds.

## Bedroom Three

uPVC double glazed window to front elevation. Lighting, radiator, carpet, and blinds.

## Externally

Driveway parking to front. Enclosed garden to rear with flagged area, well maintained hedges and shrubbery, artificial lawn and shed.

## Additional Information

Council Tax Band : B

EPC Rating : D

Holding Deposit : £276

STRICTLY NO PETS AND SMOKING POLICIES APPLY

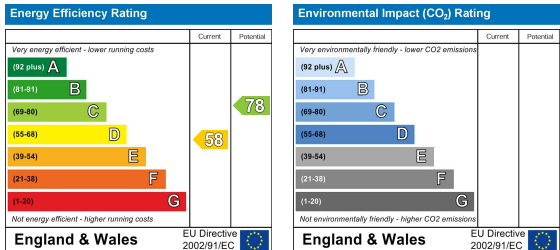






Viewing

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.



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