



## 2 Newlyn Avenue, Stalybridge, SK15 3HL

**£1,200**

A Wilson Estates are delighted to offer To Let this three bedroom semi detached home located in a pleasant avenue in a popular residential area of Stalybridge. This property has a spacious lounge and kitchen/dining areas, three bedrooms, two of which are doubles, driveway parking, and gardens to front and rear.

The locality is perfect for outdoor enthusiasts, with Stalybridge Country Park and Walkerwood and Swineshaw reservoirs all within walking distance. The town centre of Stalybridge is easily reachable, with amenities including a butchers, greengrocer, coffee shops, bistros, library, and post office.

Transport links offer ease of access to nearby towns such as Mossley, Mottram, Glossop, and Ashton under Lyne, with Stalybridge train station also offering direct links in Manchester City Centre and beyond.

Please contact A Wilson Estates to arrange a mutually convenient viewing appointment.

Briefly, the property comprises:~

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, Stalybridge, SK15 3HL

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## Entrance Vestibule

uPVC double glazed window and door to front elevation. Lighting, radiator, vinyl flooring, and built in storage cupboard.

## Lounge

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

## Kitchen

uPVC double glazed window and glazed wooden door to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and gas hob with extractor over. Part tiled walls, lighting, radiator, vinyl flooring, and built in storage cupboard.

## Stairs and Landing

uPVC double glazed window to side elevation. Wooden handrail and bannister. Lighting, carpet, and loft access.

## Bathroom

uPVC double glazed window to rear elevation. Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with electric shower over. Fully tiled walls, lighting, radiator, blinds, and vinyl flooring.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Externally

Gardens with driveway to front. Garden to rear.

## Additional Information

Council Tax Band : B

EPC Rating : D

Holding Deposit : £276

STRICTLY NO PETS AND SMOKING POLICIES

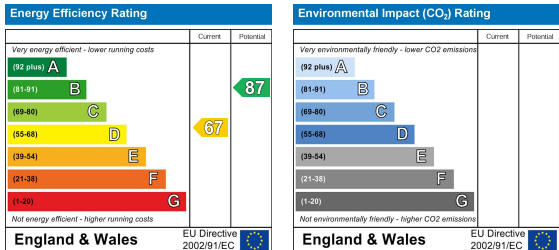






Viewing

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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