



160 Springs Lane, Stalybridge, SK15 1HA

Offers Over £200,000

This beautifully presented semi detached family home offers three bedrooms, driveway parking for two cars, a private rear garden, and much more. Whether you're a first time buyer, a young family, or an investor, this property is sure to impress.

As you arrive, you're greeted by a driveway providing off road parking for two vehicles. Step inside into a hallway with stairs rising to the first floor. The dual aspect lounge is bright and inviting, featuring a bay window to the front and French doors opening onto the rear garden. The spacious kitchen diner runs the length of the house and includes a well appointed galley style kitchen leading through to a dining area, complete with a door out to the garden – perfect for family meals or entertaining guests.

Upstairs, you'll find three well proportioned bedrooms and a thoughtfully laid out family bathroom.

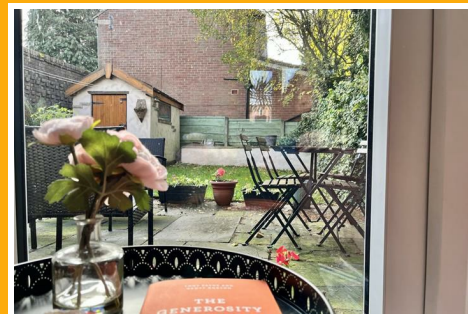
Outside, the private enclosed rear garden provides a peaceful spot to relax, unwind, or enjoy outdoor dining.

The home has been well looking after by the current owners with a new front door and new windows all fitted in recent years.

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, Stalybridge, SK15 1HA

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Hallway

Door to lounge. Stairs rising to first floor.

Lounge

17'0" x 11'6" (5.18m x 3.51m)

Bay window to front elevation. Ceiling light. Radiator. Double doors to rear leading out to garden.

Kitchen/Diner

17'0" x 11'1" (5.18m x 3.38m)

Fitted with matching range of base and eye level units with coordinating worktops over. Eyelevel built in electric oven and grill. Five ring gas hob with extractor hood over. Space for fridge freezer. Plumbed for automatic washing machine. Space for dishwasher. Space for tumble dryer. One and a half bowl inset sink with mixer tap. Downlights to ceiling. Window to front elevation. Window to rear elevation. Under stairs storage cupboard. Door leading out to rear garden.

Stairs and Landing

Doors to bedrooms and bathroom.

Master Bedroom

11'4" x 11'6" (3.45m x 3.51m)

Window to front elevation. Ceiling light. Built in storage cupboard. Radiator.

Bedroom Two

9'3" x 8'2" (2.82m x 2.50m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Three

6'10" x 8'10" (2.08m x 2.69m)

Window to rear elevation. Radiator. Ceiling light. Door to storage cupboard.

Bathroom

Fitted with three piece suite comprising of white panelled bath with mixer taps and electric shower over, WC and wash hand basin. Heated towel rail. Downlights to ceiling. Double glazed window to rear elevation.

Outside and Gardens

Driveway to front providing off road parking for two vehicles. Private enclosed rear garden mainly laid with lawn with additional patio area.

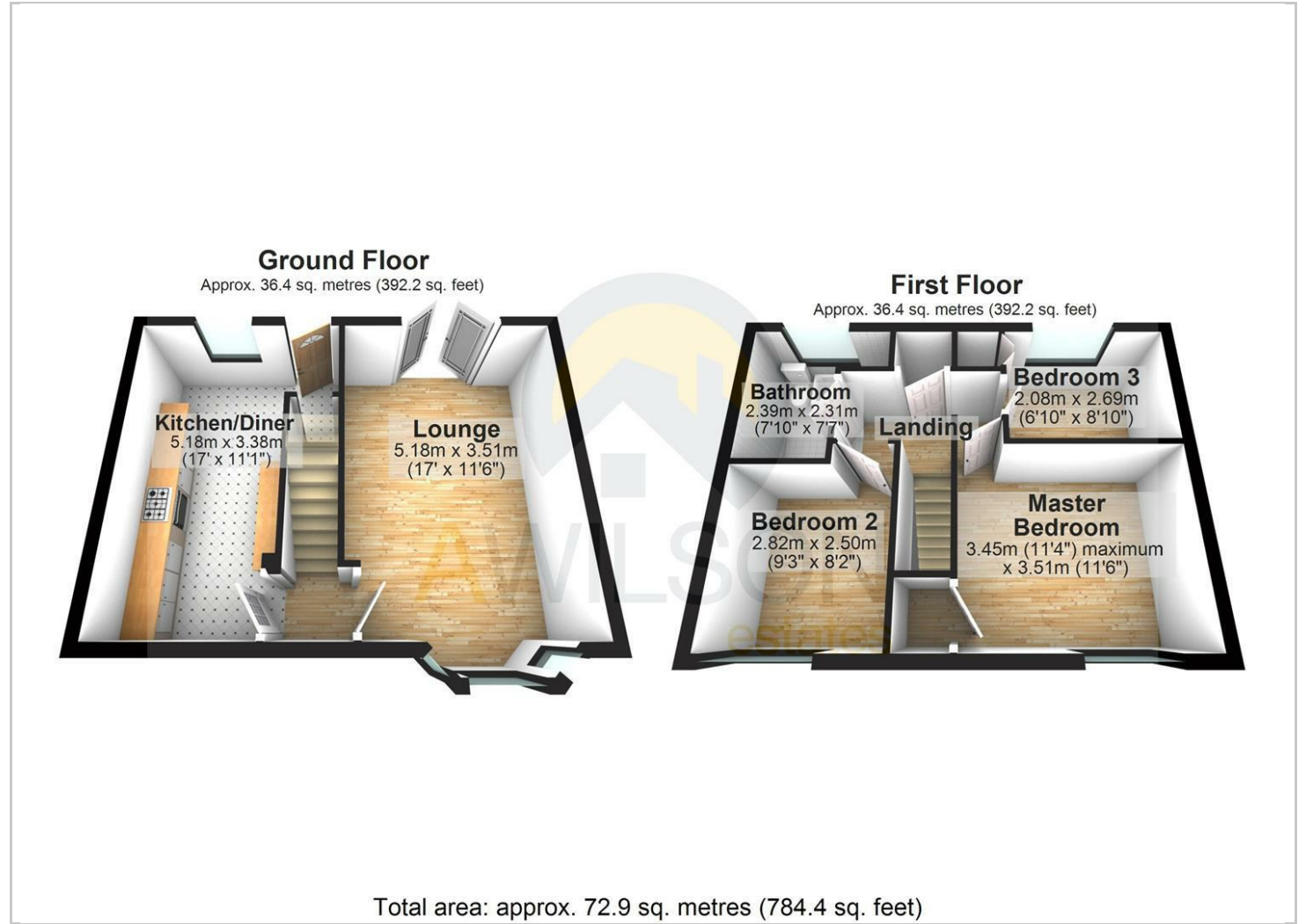
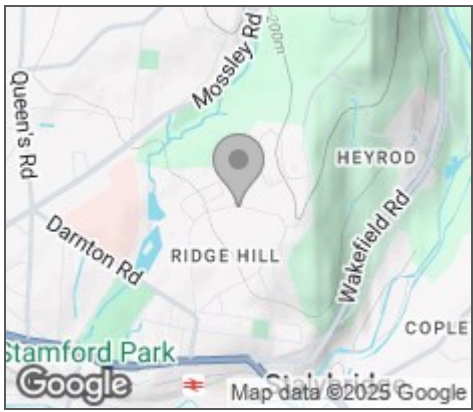
Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A





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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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