



15 St. Pauls Street, Stalybridge, SK15 2NZ

£175,000

With its cobbled street and tucked away feel, St Paul's Street is one of those places you might easily drive past without ever realising it's there. This two bedroom terrace comes to the market with no onward chain, making it an ideal purchase for anyone seeking a move in ready home with the potential for a swift completion, subject to the necessary surveys and conveyancing.

Step inside into the lounge, which features a fireplace with an inset gas fire. The kitchen/diner sits at the rear of the home and offers cream gloss cabinetry, oak block style worktops, and integrated appliances including a fridge, freezer, and washing machine.

Upstairs, the master bedroom is a generous double and includes fitted wardrobes. Bedroom two is also a good size and enjoys hillside views to the rear. The bathroom is modern and fully tiled, complete with a white three piece suite.

Externally, there is a good sized yard that opens into a further garden area, providing plenty of space for outdoor entertaining during the warmer months.

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, Stalybridge, SK15 2NZ

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Lounge

12'10" x 13'0" (3.91m x 3.96m)

Window to front elevation. Feature fireplace with inset gas fire. Ceiling light. Radiator.

Kitchen/Diner

10'6" x 13'0" (3.20m x 3.96m)

Fitted with a matching range of base and eye level units with worktop space over. Stainless steel sink with single drainer and mixer tap. Built-in under counter fridge and freezer. Integrated automatic washing machine. Window to rear elevation. Door to rear yard. Stairs rising to first floor.

Stairs and Landing

Doors to bedrooms and bathroom.

Bedroom One

12'9" x 13'0" (3.89m x 3.96m)

Window to front elevation. A double bedroom fitted with a suite of white gloss fitted wardrobes with inset lighting. Ceiling light. Radiator.

Bedroom Two

10'7" x 6'4" (3.23m x 1.93m)

Window to rear elevation. Double radiator. Ceiling light.

Bathroom

Fitted with white three piece suite comprising of panelled bath with smoked glass shower screen and electric shower over, WC and hand wash basin. Window to rear elevation. Heated towel rail.

Outside and Gardens

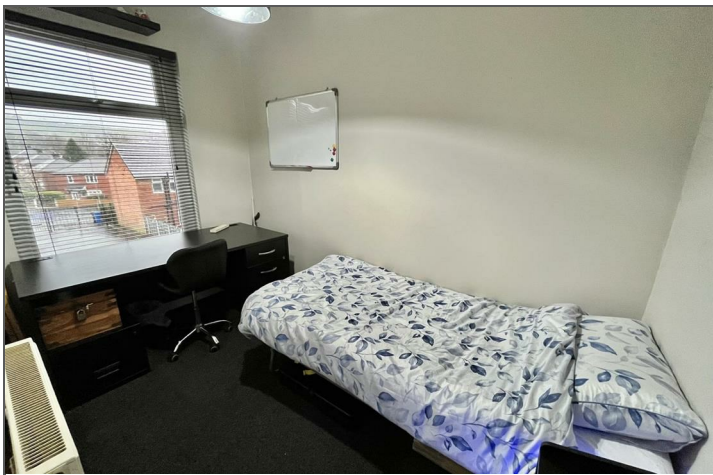
Private enclosed yard to rear with gate leading to further low maintenance garden area.

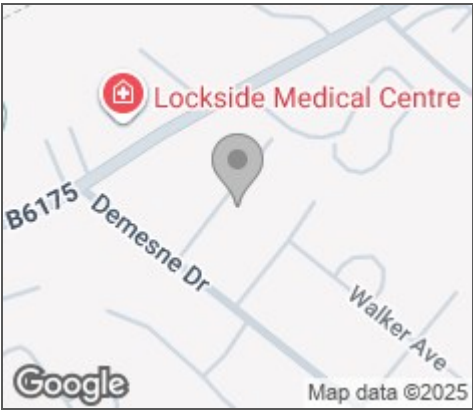
Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: A





Ground Floor

Approx. 28.6 sq. metres (307.5 sq. feet)



Kitchen/Diner
3.20m x 3.96m
(10'6" x 13')

Lounge
3.91m x 3.96m
(12'10" x 13')

First Floor

Approx. 28.5 sq. metres (307.0 sq. feet)



Bedroom 2
2.3m x 1.93m
(10'7" x 6'4")

Bathroom

Landing

Bedroom 1
3.89m x 3.96m
(12'9" x 13')

Total area: approx. 57.1 sq. metres (614.5 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		
(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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