

262 Huddersfield Road, Stalybridge, SK15 3DZ

£1,100

A Wilson Estates are delighted to offer To Let this beautiful home on Huddersfield Road which has undergone a full programme of refurbishment.

There are three bedrooms, off road parking plus a garden to the rear.

Located on Huddersfield Road which offers ease of access to Stalybridge Town Centre as well as Mossley, Greenfield, Uppermill and beyond.

The locality has plenty to offer from nearby moorland and reservoirs offering a wealth of open green space to walk, cycle and ride within.

There is also nearby local Cricket & Golf Clubs for those who who to immerse themselves into local activities.

Transport links are well established with both Stalybridge and Mossley Train Stations offering direct links into Manchester City Centre and beyond.

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Entrance Vestibule

Composite double-glazed door to front elevation. Carpet.

Lounge

uPVC double-glazed window to front elevation. Lighting, radiator, carpet, and blinds (to be fitted).

Dining Kitchen

uPVC double-glazed window to rear elevation. Fitted wall and base units with coordinating work surfaces. Composite one and a half bowl sink with mixer tap. Integrated electric oven and hob with extractor over. Lighting, radiator, laminate flooring, and under stair storage cupboard.

Utility Room

Composite double-glazed door and window to side elevation. Fitted work surface. Lighting, radiator, and laminate flooring.

Stairs & Landing

Wooden handrail, lighting, carpet, and loft access.

Main Bedroom

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

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

Externally

Gardens to front and rear (work in progress).

Additional Information

Council Tax Band : B

EPC Rating : E - new EPC being completed following refurbishment

Holding Deposit : £253

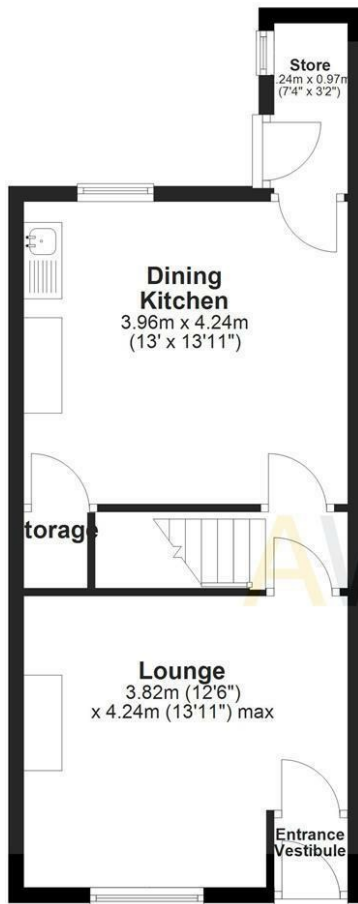
STRICTLY NO PETS AND SMOKING POLICIES APPLY





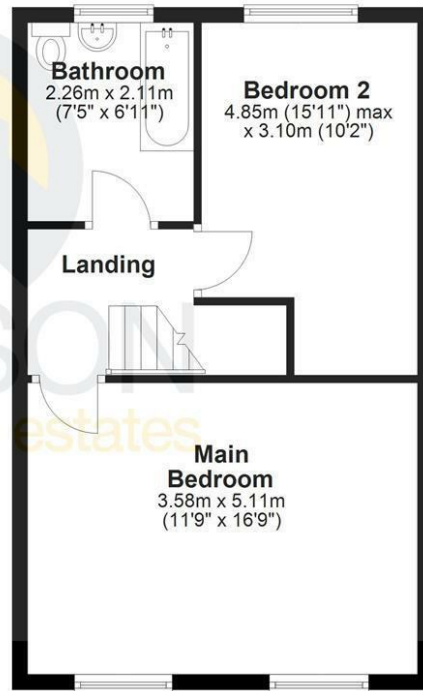
Ground Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



First Floor

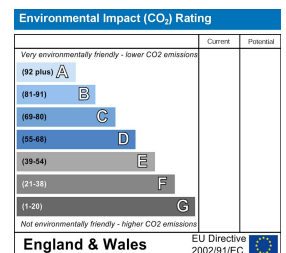
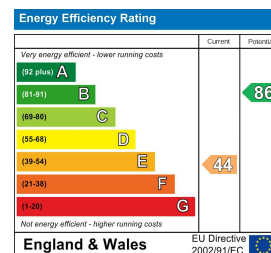
Approx. 42.1 sq. metres (452.8 sq. feet)



Total area: approx. 82.2 sq. metres (884.3 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.



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