



38 Cecil Street, Stalybridge, SK15 2LD

£900

A Wilson Estates are delighted to offer To Let this two bedroom mid terrace on Cecil Street in Stalybridge.

There is a lounge, a dining kitchen, two double bedrooms and a white family bathroom.

Outside is a pleasant shared courtyard.

Cecil Street is ideally located within this popular residential area of Stalybridge. The locality has always been a popular one with Stalybridge Train Station is just a ten minute stroll away offering frequent access into Manchester City Centre and beyond.

The town of Stalybridge has various shops to offer from a butcher, greengrocers etc plus other amenities such as a Library, Civic Hall and various independent eateries/coffee shops. Those looking for the more rural aspect the town being at the foot of the Pennines offers many walking routes plus notable from the top of Wild Bank there are stunning picturesquely views of Stalybridge, Manchester and much further a field. There is also Cheethams Park, Tennis and Archery Clubs just a ten minute stroll away.

Viewings are strictly by appointment only so please telephone A Wilson Estates to arrange a time/date.

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Lounge

Glazed wooden door to front elevation. uPVC double glazed window to front elevation. Electric fire with surround and mantelpiece. Lighting, radiator, carpet, blinds, and curtains.

Dining Kitchen

uPVC double glazed window and door to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel one and a half bowl sink with mixer tap. Integrated electric oven and gas hob with extractor over. Part tiled walls, lighting, radiator, blinds, tiled flooring, and under stair storage.

Stairs and Landing

Wooden handrail, lighting, carpet, and loft access.

Bathroom

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

Bedroom One

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

Bedroom Two

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

Externally

Communal yard area to rear (shed is being removed).

Additional Information

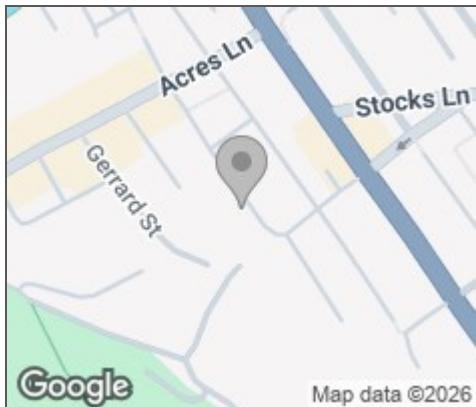
Council Tax Band : A

EPC Rating : D

Holding Deposit £207

STRICTLY NO PETS AND SMOKING POLICIES APPLY





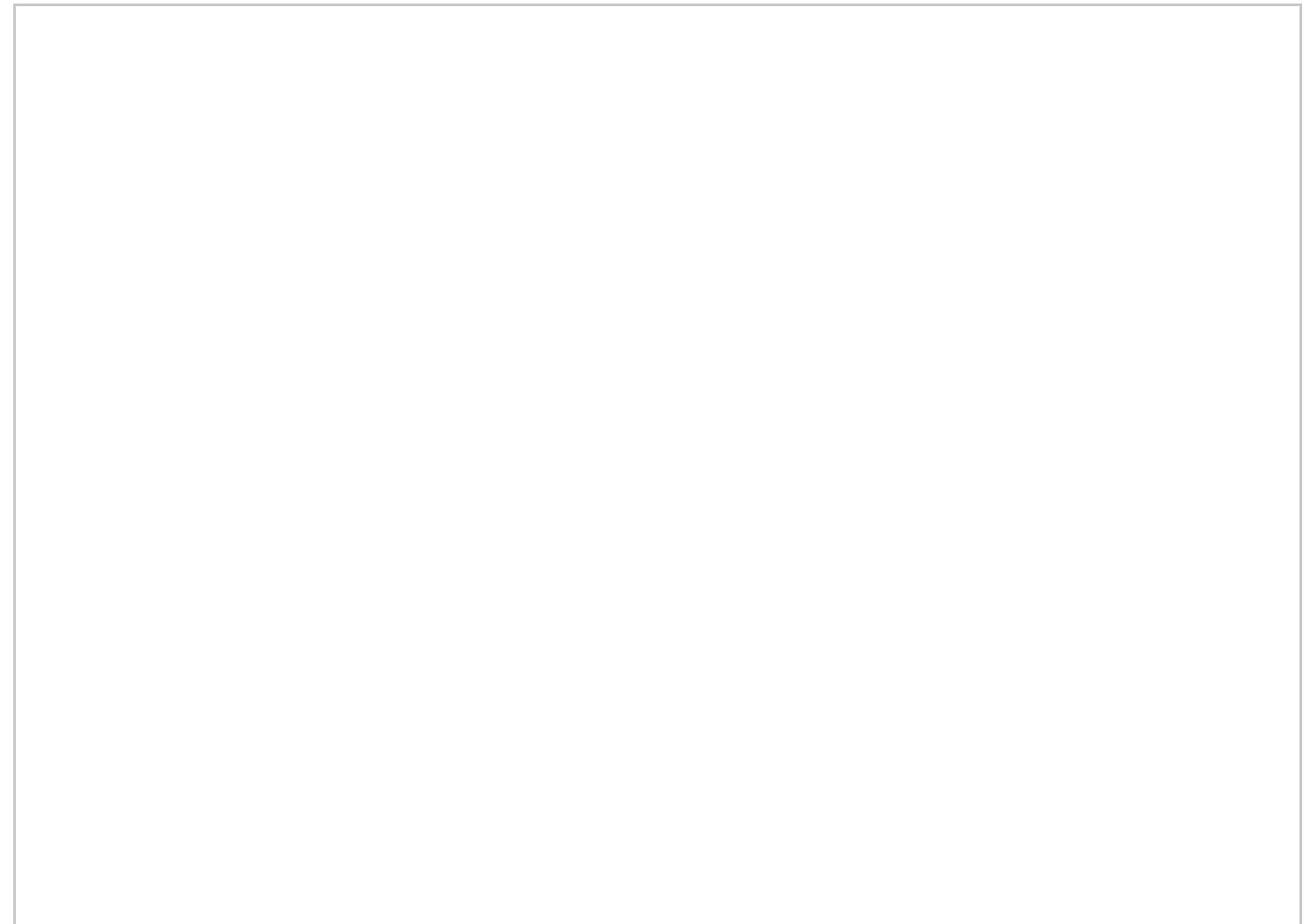
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Viewing

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

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