



69 Lord Street, Stalybridge, SK15 1TY

£195,000

This lovely spacious home requires an internal inspection to appreciate all it has to offer.

You are welcomed in to the lounge that has original built in cupboards, there is a separate dining room again with original built in cupboards.

There is a new high gloss modern fitted kitchen, plus a utility room and family bathroom.

Upstairs are two double bedrooms, the master having an en-suite shower room, then to the second floor is bedroom three.

Outside is garden fronted, whilst around to the rear is a large enclosed garden, perfect for children to play.

Set on a very pleasant road in a popular residential area between Stalybridge and Dukinfield.

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Entrance Vestibule

Half glazed door into the lounge.

Lounge

13'6" x 13'4" (4.11m x 4.06m)

Window to the front elevation, original built in cupboard and drawers. Feature fireplace, door into the dining room.

Dining Room

13'0" x 10'7" (3.95m x 3.23m)

Window to rear elevation, original built in cupboards and drawers. Stairs rising to the first floor with useful large under stairs storage. Door into the kitchen.

Kitchen

13'0" x 5'10" (3.96m x 1.79m)

Window & back door. Fitted with a range of floor and wall mounted units with coordinating work surfaces over. Electric oven, hob and extractor fan above. Stainless steel sink unit with mixer tap. Door into the utility room.

Utility

2'11" x 5'10" (0.90m x 1.79m)

Window to side, wall mounted gas central heating boiler. Door into the bathroom.

Family Bathroom

Window to side, suite comprising of a panel bath, low level W.V and hand wash basin. pvc clad walls.

Stairs & Landing

Doors to bedrooms and stairs rising to the second floor.

Bedroom One

9'1" x 13'4" (2.77m x 4.06m)

Window to front elevation, feature cast iron fireplace, original built in storage cupboards.

En-Suite Shower Room

Enclosed shower cubicle, low level W.C, hand wash basin.

Bedroom Two

13'0" x 6'10" (3.95m x 2.08m)

Window to rear elevation with views over the garden. Cast iron fireplace.

Second Floor

Loft Room

10'4" x 13'4" (3.14m x 4.06m)

Skylight.

Externally

Garden fronted, whilst around to the rear is the massive bonus of a large enclosed garden.

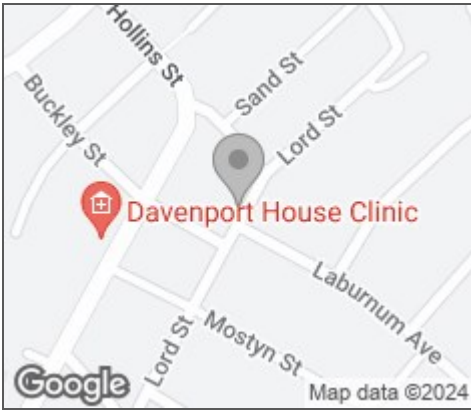
Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A





Total area: approx. 96.0 sq. metres (1033.1 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		Environmental Impact (CO ₂) Rating	
	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	80	England & Wales
		61	EU Directive 2002/91/EC

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