



11 Lord Street, Stalybridge, SK15 1UF

£950

- Fully Renovated
- Spacious Ground Floor Layout
- Rear Yard
- Green Spaces Nearby
- EPC: D
- Two Bedroom Stone Front Terrace
- New Bathroom & Kitchen
- Surrounded by Good Local Schools
- Great Transport Links
- Council Tax: A

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Nestled on the charming Lord Street in Stalybridge, this fully renovated two-bedroom terraced house offers a delightful blend of modern living and serene surroundings. Spanning an impressive 721 square feet, the property is in excellent condition, featuring a brand-new kitchen that is sure to impress any culinary enthusiast.

The home boasts a welcoming reception room, which is an excellent size to style how you wish. With two well-proportioned bedrooms, it provides ample space for a small family or professionals seeking a comfortable living environment. The bathroom is thoughtfully designed, ensuring convenience and style.

Situated in a popular location, this property benefits from excellent transport links, making commuting a breeze. Additionally, the peaceful neighbourhood is only a short walk from Gorse Hall, offering beautiful green spaces for leisurely strolls or outdoor activities. Families will appreciate the proximity to highly-rated schools, ensuring quality education options for children.

This terraced house is an ideal choice for those looking to settle in a vibrant community while enjoying the comforts of a modern home. With its prime location and thoughtful renovations, it presents a wonderful opportunity for both first-time buyers and those seeking a new place to call home. Don't miss the chance to view this exceptional property. To arrange a viewing, please call Kingsdale Estates on 0161 560 2915.



Council Tax Band: A



Living Room

13'7" x 13'5"

Kitchen Diner

10'7" x 13'1"

Bedroom One

13'7" x 13'7"

Bedroom Two

6'6" x 12'1"

Bathroom

8'10" x 6'6"

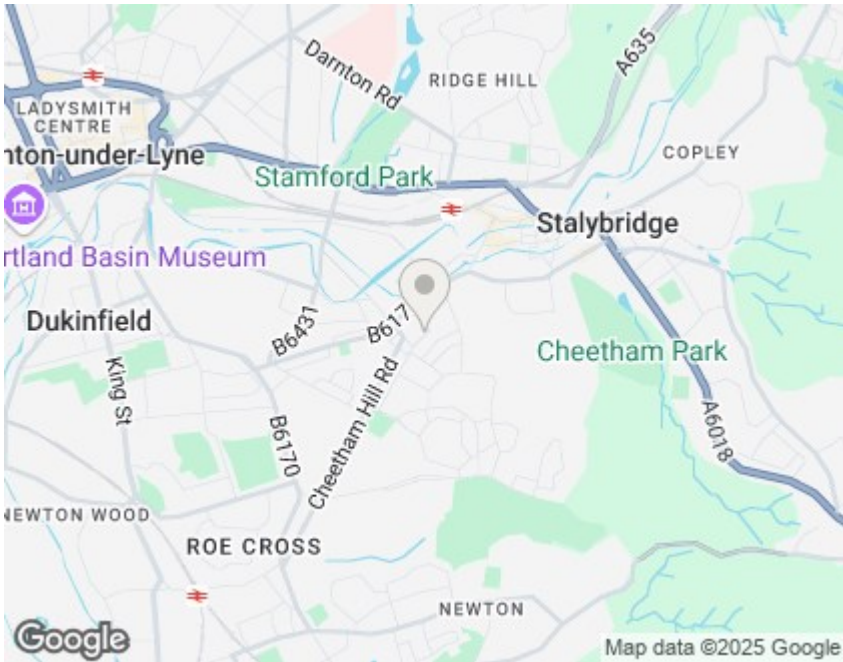
Anti Money Laundering

MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

Disclaimer

Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any queries prior to reaching a legal agreement.





Viewings

Viewings by arrangement only. Call 0161 560 2915 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	66	
(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

