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Northend Road  
Stalybridge, SK15 3AZ  
Offers over £169,950

## Northend Road, Stalybridge, SK15 3AZ

----- 3D FLOORPLANS ----- Home Estate Agents are pleased to offer for sale this THREE bedroom mid terraced property. **\*\* NO VENDOR CHAIN \*\*** This property would be ideal for a variety of purchasers, offering spacious accommodation and benefits from a rear garden, cellar and surrounding countryside views. Located close to local schools, amenities and transport links. **\*\* Viewing recommended \*\***.

In brief the accommodation comprises: Entrance vestibule, lounge open to dining area, kitchen to the ground floor. Three bedrooms and a four piece bathroom suite to the first floor. Cellar for storage. Enclosed garden to rear with paved patio and lawned with shrub borders.

### GROUND FLOOR

#### Entrance Vestibule

Door to front, door to:

#### Lounge 13'11" x 14'0" (4.24m x 4.26m)

Double glazed window to front, feature fireplace and surround with inset fire, laminate flooring, radiator, open to:

#### Dining Area 4'1" x 11'0" (1.25m x 3.35m)

Laminate flooring, radiator, door to:

#### Kitchen 8'2" x 11'0" (2.49m x 3.35m)

Double glazed window to rear, fitted with a range of wall and base units with work surface over, inset sink and drainer with mixer tap, tiled splashbacks, built in oven and hob with extractor over, plumbing for washing machine or dishwasher, space for fridge/freezer, inset ceiling downlights, door to understairs storage cupboard, stairs to first floor and down to the basement, door to rear garden.

### BASEMENT

#### Cellar 13'10" x 14'0" (4.22m x 4.26m)

Window to front, plumbing for washing machine, currently used for storage.

### FIRST FLOOR

#### Landing

Doors to:

#### Bedroom 1 14'0" x 8'6" (4.27m x 2.59m)

Double glazed window to front, radiator.

#### Bedroom 2 13'0" x 6'0" (3.96m x 1.83m)

Double glazed window to rear, radiator.

#### Bedroom 3 10'8" x 5'2" (3.25m x 1.57m)

Double glazed window to front, radiator.

#### Bathroom

Double glazed window to rear, fitted with a four piece suite comprising enclosed shower cubicle, bath, pedestal wash hand basin and low level WC, tiled walls, inset ceiling downlights, chrome towel radiator.

### OUTSIDE

Enclosed garden to rear with paved patio and lawned with shrub borders.

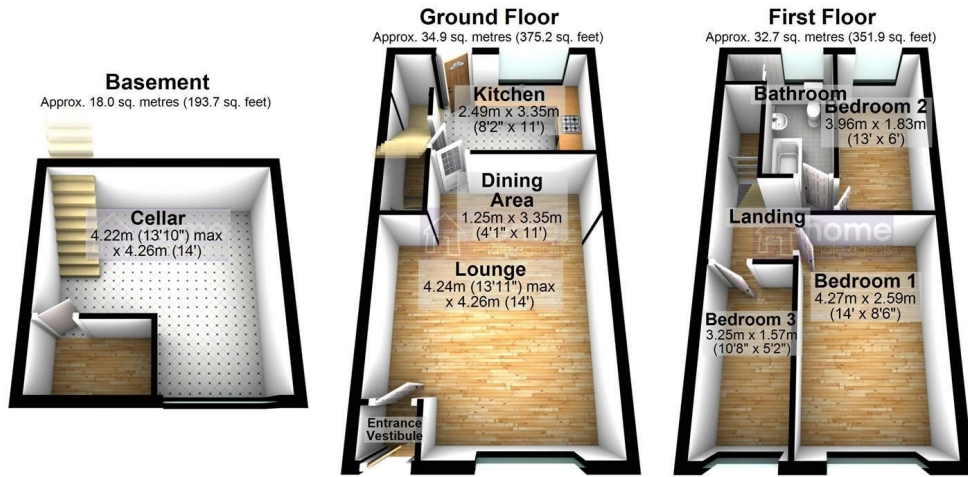
[www.homeea.co.uk](http://www.homeea.co.uk)

### DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.





Total area: approx. 85.5 sq. metres (920.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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