



## **Astley Street, Stalybridge, SK15 2EX**

### **Offers in the region of £170,000**

Home Estate Agents are pleased to offer for sale this fantastic deceptively spacious end terraced property providing accommodation that is set over four floors and is situated in a sought after residential area in Stalybridge and is located close to all local amenities, schools and transport links.

The well planned accommodation has been well cared for by the present owners and briefly comprises: Lounge with open plan staircase to the first floor, good sized fitted dining kitchen with patio doors to the rear garden area, converted basement which could be utilised to the successful purchasers need. To the first floor there are two bedrooms and a superb four piece bathroom/WC, the third potential bedroom is provided by a fantastically sized loft conversion.

To the outside the property has a tiered garden area to the rear being decked throughout with walled boundaries and the property further benefits from double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

**Superb Property Throughout - Viewing Highly Recommended!**





## GROUND FLOOR

### Lounge

13'2" x 11'8" (4.01m x 3.56m)

Upvc double glazed front door, window to front, laminate wooden floor, wall light points, meter cupboard, open plan stairs to the first floor, TV aerial point, radiator.

### Kitchen/Dining Room

12'4" x 12'0" (3.77m x 3.65m)

Window to rear, fitted with a matching range of base and wall units incorporating a Belfast sink and work tops over, four ring gas hob with extractor hood above and electric oven below, recessed space for fridge freezer, laminate wooden floor, space and plumbing for automatic washing machine, double glazed patio doors to the rear garden, part tiled walls, radiator.

## LOWER GROUND FLOOR

### Basement Room

13'9" x 8'8" (4.20 x 2.65)

Converted basement room which can be utilised as a home study/office or whatever the successful purchaser requires, laminate wooden floor, under stairs storage, double glazed window, radiator.

## FIRST FLOOR

### Landing

Stairs, to the lift room.

### Bedroom 1

10'7" x 12'0" (3.23m x 3.65m)

Window to front, fitted wardrobes, laminate wooden floor and radiator.

### Bedroom 2

12'3" x 6'4" (3.74m x 1.92m)

Window to rear, laminate wooden floor and radiator.

### Bathroom/WC

Superb four piece bathroom suite with panelled bath with central taps, corner fitted shower cubicle, pedestal wash hand basin, low level WC, tiled floor, window to rear, heated towel rail.

## SECOND FLOOR

### Loft Room

18'11" x 11'11" (5.77m x 3.62m)

Skylight windows to the rear, fantastic space which can be utilised to your needs, radiator.

## OUTSIDE

## Gardens

To the outside the property has a tiered decked garden area to the rear with walled boundaries and gate to communal walkway.

## 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/herself 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. 89.6 sq. metres (964.3 sq. feet)

