



Wakefield Road  
Stalybridge, SK15 1AB

Offers over £159,950



Home Estate Agents are delighted to offer for sale this very well presented two-bedroom stone-built end terrace property, boasting additional features including a spacious loft room and cellar, providing versatile living spaces. This delightful home comes with the added convenience of parking for two vehicles on the side. Nestled in a convenient location, it offers easy access to local amenities, excellent transport links, and picturesque woodland walks. This deceptively spacious property is an excellent opportunity for those seeking a character-filled home with modern conveniences, offering a harmonious blend of comfort and accessibility. Don't miss the chance to make this charming stone-built end terrace your own. **\*\*Viewing Highly Recommended\*\***

In brief the accommodation comprises of: Entrance vestibule, lounge, kitchen and utility room to the ground floor. Cellar to the basement. Two bedrooms and bathroom to the first floor. Further loft room to the second floor. Parking for two vehicles to the side of the property. Enclosed yard to the rear.



## GROUND FLOOR

### Entrance Vestibule

Door to front, door to:

### Lounge 11'1" x 12'6" (3.38m x 3.81m)

Double glazed window to front, feature inglenook fireplace, radiator, door to:

### Inner Hallway

Stairs to first floor, stairs down to cellar.

### Kitchen 12'0" x 12'6" (3.65m x 3.81m)

Fitted with a matching range of base and eye level units with worktop space over inset sink and drainer with mixer tap, tiled splashbacks, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door to:

### Utility Room 7'0" x 7'0" (2.14m x 2.14m)

Plumbing for washing machine, space for fridge/freezer, space for tumble dryer, double glazed window to side, door to side leading out to rear yard.

## BASEMENT

### Cellar 13'4" x 12'6" (4.06m x 3.81m)

Stairs.

## FIRST FLOOR

### Landing

Radiator, stairs to second floor, doors to:

### Master Bedroom 10'9" x 12'6" (3.28m x 3.81m)

Double glazed window to front, radiator.

### Bedroom 2 9'2" x 7'6" (2.80m x 2.29m)

Double glazed window to rear, radiator.

### Bathroom 9'2" x 4'8" (2.80m x 1.43m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, double glazed window to rear, radiator, tiled walls.

## SECOND FLOOR

### Loft Room 8'5" x 12'6" (2.57m x 3.81m)

Radiator, double glazed velux window to rear, storage to eaves.

## OUTSIDE

Parking for two vehicles to side. Enclosed yard to rear.

## 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.

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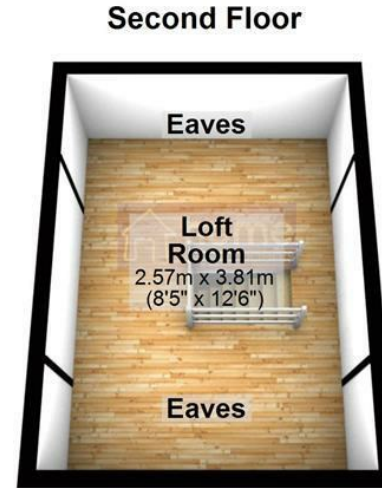
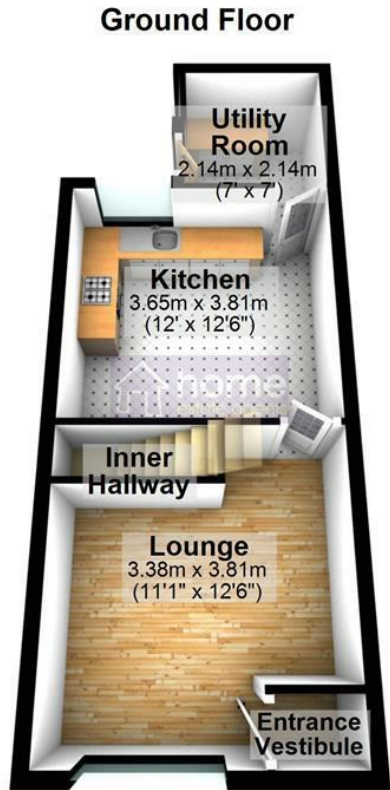
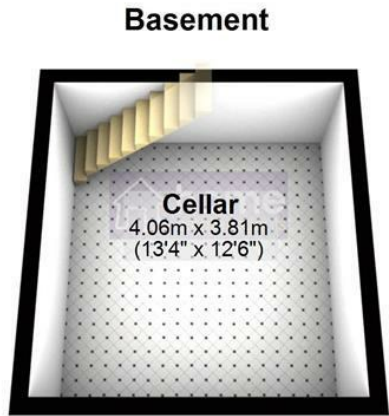












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC