



West Street
Stalybridge, S18 1NE
Offers over £269,995

West Street, Stalybridge, SK15 1NE

Home Estate Agents are delighted to offer for sale this charming four bedroom end terrace property with character features. Nestled in a sought after area of Stalybridge and benefits from close proximity to Stamford park, a scenic retreat for leisurely walks and family outings. This deceptively spacious home is ideal for the growing family with accommodation spanning four floors, offering a versatile living environment for you and your family, with the lower ground floor hosting a convenient office room. Don't miss the opportunity to make this unique property your home – a perfect blend of classic charm and contemporary living.
Viewing Highly Recommended

In brief the accommodation comprises of: Entrance vestibule, hall, lounge, dining room and kitchen to the ground floor. Office room to the lower ground floor. Two double bedrooms and family bathroom to the first floor. Two further double bedrooms to the second floor. Enclosed low maintenance rear garden providing a perfect retreat for relaxation or entertaining.

GROUND FLOOR

Entrance Vestibule

Door to front, door to:

Hall

Radiator, stairs to first floor doors to:

Lounge 14'3" x 10'9" (4.34m x 3.28m)

Double glazed box window to front, feature fireplace with surround, radiator.

Dining Room 13'3" x 14'8" (4.05m x 4.48m)

Feature fireplace with surround, radiator, double glazed French doors leading out to rear garden, door to stairs leading to lower ground floor, door to:

Kitchen 17'6" x 8'2" (5.34m x 2.49m)

Fitted with a matching range of base and eye level units with worktop space over inset sink with instant hot water tap, tiled splashbacks, plumbing for washing machine, plumbing for dishwasher, integrated fridge/freezer, space for range style cooker, two double glazed windows to side, cupboard housing 2 year old boiler.

LOWER GROUND FLOOR

Office 11'11" x 11'9" (3.64m x 3.57m)

Double glazed window to front, radiator.

FIRST FLOOR

Landing

Doors to:

Bedroom 1 12'2" x 14'8" (3.72m x 4.48m)

Double glazed window to front, radiator.

Bedroom 2 13'3" x 9'1" (4.05m x 2.77m)

Double glazed window to rear, radiator.

Family Bathroom 9'5" x 8'2" (2.88m x 2.49m)

Four piece suite comprising double ended bath, vanity wash hand basin, shower area and low-level WC, with built-in bidet, double glazed window to rear, heated towel rail.

SECOND FLOOR

Landing

Doors to:

Bedroom 3 9'3" x 13'9" (2.81m x 4.19m)

Double glazed window to side, radiator.

Bedroom 4 10'6" x 8'7" (3.21m x 2.61m)

Double glazed window to rear, radiator.

OUTSIDE

Enclosed low maintenance rear garden providing a perfect retreat for relaxation or entertaining, with paved patio, artificial lawn area and raised decking seating area.

DISCLAIMER

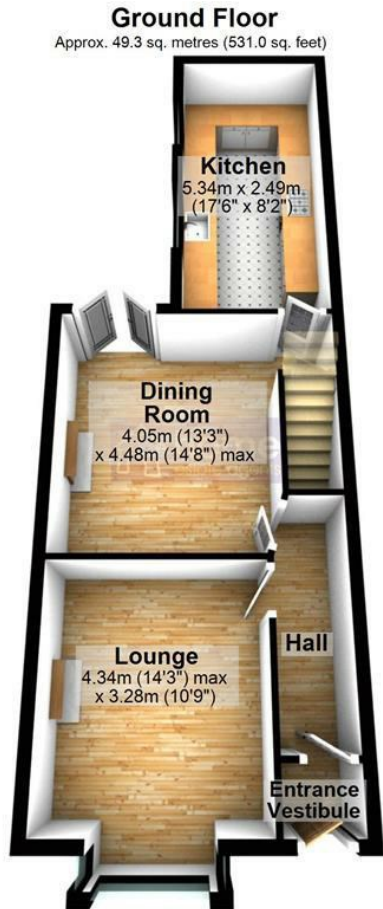
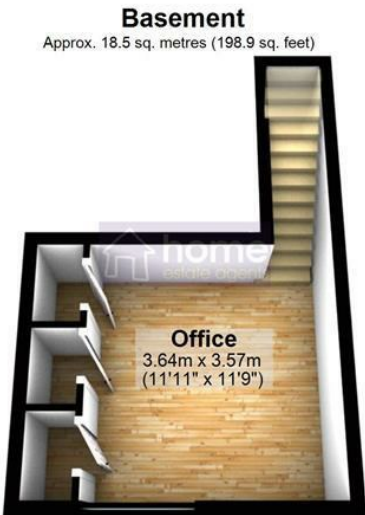
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings

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.

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Total area: approx. 137.1 sq. metres (1475.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

