



Harridge Avenue  
Stalybridge, SK15 3EQ

Offers over £160,000



There's no agent like home



## Harridge Avenue, Stalybridge, SK15 3EQ

For sale is this two bedroom mid terrace property with immense potential, offering a fantastic opportunity for those looking to put their own stamp on a home. This property is offered with the added benefit of no vendor chain, simplifying the buying process for potential buyers. Located on a popular avenue in Stalybridge, the property is conveniently situated close to local amenities, transport links. Nature enthusiasts will be delighted to find that Stalybridge Country Park is just a stone's throw away, providing a picturesque retreat for leisurely walks and outdoor activities.

Upon entering the property, you are greeted by a spacious lounge and a generously sized kitchen/diner on the ground floor. Ascending to the first floor, you will find two well-proportioned double bedrooms and a bathroom. Externally, the property features a charming stone-walled tiered garden to the front with steps leading up to the property. To the rear, there is a large enclosed garden with both paved patio and lawn areas, providing a versatile outdoor space.

This property is sure to appeal to those looking for a project to create their dream home. \*\*Viewing Highly Recommended\*\*

### GROUND FLOOR

#### Hall

Door to front, radiator, stairs leading to first floor, door leading to:

#### Lounge 13'6" x 12'3" (4.11m x 3.73m)

Double glazed window to front, feature fireplace with inset fire, radiator, door leading to:

#### Kitchen/Diner 7'0" x 15'6" (2.14m x 4.72m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door to rear leading out to back garden.

### FIRST FLOOR

#### Landing

Doors leading to:

#### Bedroom 1 10'6" x 12'6" (3.20m x 3.80m)

Double glazed window to front, radiator, door to storage cupboard, fitted wardrobes.

#### Bedroom 2 10'0" x 9'6" (3.05m x 2.90m)

Double glazed window to rear, radiator, fitted wardrobes.

#### Bathroom 7'2" x 5'6" (2.18m x 1.67m)

Three piece suite comprising panelled

bath, wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator.

### OUTSIDE

Tiered planters to the front with steps leading up to front door. Enclosed good sized garden to the rear with paved patio area, paved pathway and lawn 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/her self of all measurements prior to purchase.

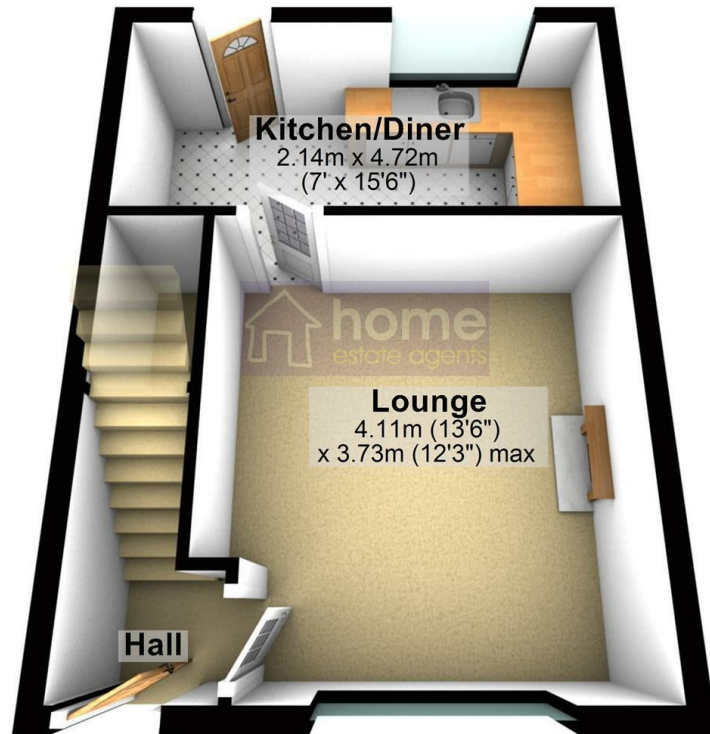
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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.

[WWW.HOMEEA.CO.UK](http://WWW.HOMEEA.CO.UK)



### Ground Floor



### First Floor

