



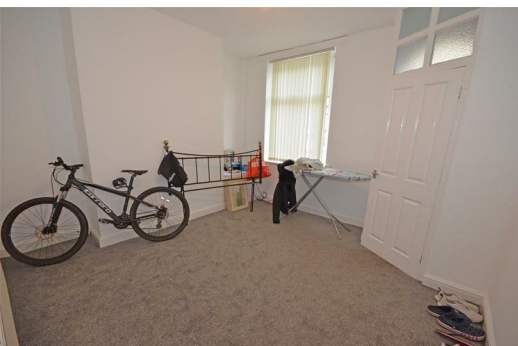
## Elgin Street, Stalybridge, SK15 2NH

### Offers over £150,000

Ideally located is this lovely two bedroom mid terraced property occupying a pleasant and convenient location close to Stalybridge town centre.

The well planned and deceptively spacious accommodation has been well cared for by the present owner and has accommodation that briefly comprises: Entrance vestibule, lounge and a dining kitchen to the ground floor, whilst to the first floor there are two bedrooms and a good sized bathroom/WC. To the outside the property has a garden yard to the rear with walled boundaries. The property is further complemented by Upvc double glazing and central heating ensuring that this property should be on any prospective purchaser's short list.

Viewing essential!



## GROUND FLOOR

### Porch

Front door and door to lounge.

### Lounge

12'2" x 13'1" (3.71m x 3.98m)

Double glazed window to front, TV aerial point, Radiator.

### Kitchen/Dining Room

9'3" x 13'1" (2.82m x 3.98m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and worktops over, plumbing and space for automatic washing machine, under stairs storage, space for cooker, double glazed window to rear, door to rear and radiator.

## FIRST FLOOR

### Landing

### Bedroom 1

12'2" x 13'1" (3.71m x 3.98m)

Double glazed window to front, radiator.

### Bedroom 2

6'0" x 7'10" (1.82m x 2.39m)

Double glazed window to rear, radiator.

### Bathroom

Double glazed window to rear, white suite with panelled bath, pedestal wash hand basin, low level WC, laminate floor, radiator.

## OUTSIDE

### Gardens

Enclosed garden yard to rear with walled boundaries and access 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.

