



Sand Street
Stalybridge, SK15 1UJ
Offers over £179,995



There's no agent like home

Located on the charming Sand Street, this delightful three-bedroom mid-terrace house offers a wonderful opportunity for a new homeowner, with accommodation spread over three well-proportioned floors. Situated in a sought-after area of Stalybridge, this home offers easy access to a wealth of local amenities, reputable schools, and excellent transport links, making it an ideal choice for families and commuters alike.

As you step into the entrance vestibule, you are greeted by a lounge and a spacious kitchen/diner, ideal for hosting gatherings or simply relaxing with your loved ones. The first floor boasts two well-appointed bedrooms and a family bathroom. On the second floor, there is an additional bedroom providing versatile accommodation options to suit your needs, as well as a loft room/office offering a flexible space for home working, hobbies, or extra storage. Step outside and enjoy the benefits of a private, enclosed garden to the rear of the property with paved patio area and built-in brick BBQ.

Don't miss out on this fantastic opportunity to acquire a spacious and well-presented three-bedroom mid-terrace property in a desirable location. Whether you're a first-time buyer, growing family, or investor, this home offers a comfortable and convenient lifestyle, with plenty of space and flexibility to meet your individual requirements. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge 14'4" x 14'5" (4.37m x 4.40m)

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

Kitchen/Diner 14'10" x 11'3" (4.51m x 3.43m)

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 dishwasher, space for fridge/freezer, space for cooker, double glazed window to rear, radiator, stairs leading to first floor, door to under stairs storage space, door leading to:

Utility Room 4'0" x 6'7" (1.22m x 2.01m)

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 tumble dryer, double glazed window to rear, door to side leading out to rear garden.

FIRST FLOOR

Landing

Stairs leading to second floor, doors leading to:

Bedroom 1 14'2" x 14'5" (4.32m x 4.40m)

Two double glazed windows to front, radiator, fitted bedroom furniture.

Bedroom 2 11'9" x 6'9" (3.57m x 2.06m)

Double glazed window to rear, radiator, fitted bedroom furniture.

Bathroom 9'1" x 4'6" (2.76m x 1.36m)

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

SECOND FLOOR

Bedroom 3 12'2" x 14'5" (3.70m x 4.40m)

Double glazed window to front, radiator.

Loftroom/office 7'2" x 14'5" (2.18m x 4.40m)

Double glazed velux window to rear, radiator.

OUTSIDE

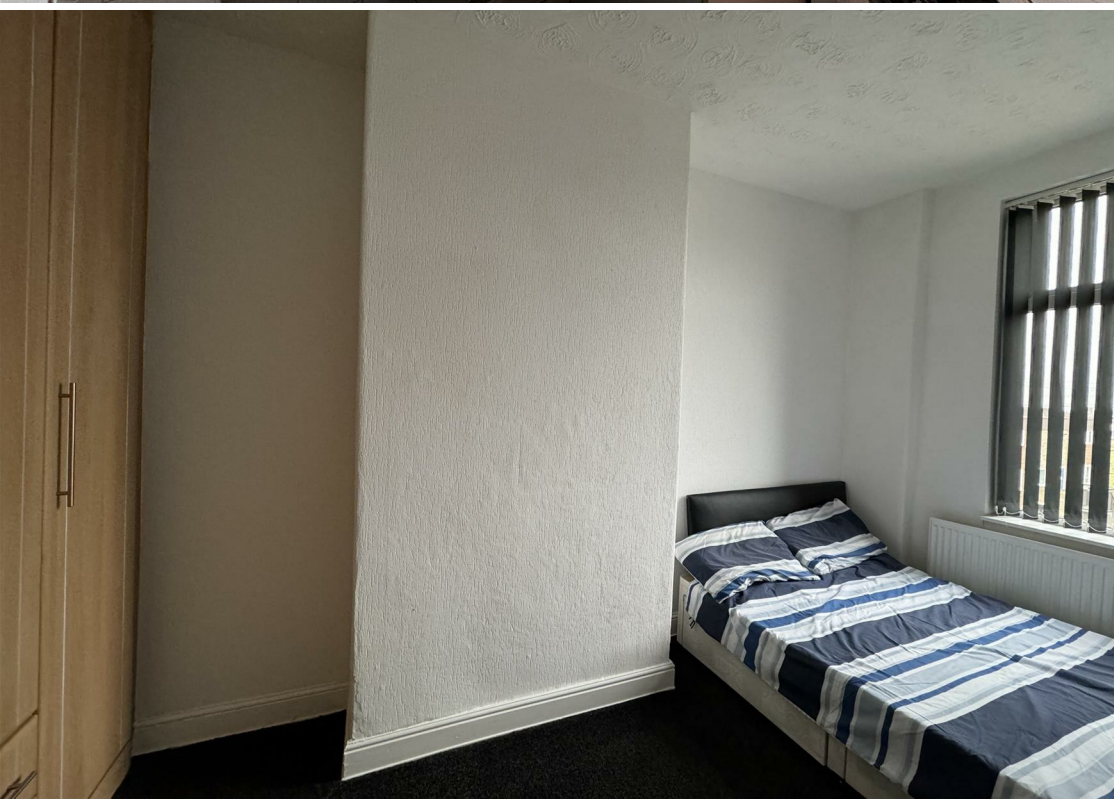
Enclosed garden to the rear with paved patio area, borders and built-in brick BBQ.

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) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(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