



Stocks Lane
Stalybridge, SK15 2LN

Offers over £159,950



There's no agent like home

Nestled within the heart of Stalybridge, this two-bedroom character stone-built mid-terrace property stands as a testament to timeless allure and contemporary comfort. Conveniently located within a leisurely stroll from Stalybridge town centre and close proximity to transport links and schools, it presents an ideal opportunity for first time buyers or growing families.

Upon entry, you are greeted by a welcoming lounge, the adjacent spacious dining area seamlessly transitioning into the kitchen area creating an inviting open-plan layout catering to modern living requirements. Descend into the basement and discover a versatile space ready to be transformed to suit your needs. Upstairs, two good sized bedrooms await, each offering a peaceful retreat for rest and relaxation. Pamper yourself in the luxurious four-piece bathroom, complete with a sumptuous bathtub and separate shower enclosure, perfect setting for unwinding. Shared yard to the rear of the property, perfect for al fresco dining.

Don't miss out on the opportunity to make this charming property your own. ****Viewing Highly Recommended****



GROUND FLOOR

Lounge 10'4" x 13'4" (3.15m x 4.06m)

Door to front, double glazed window to front, cast iron fireplace, door leading to:

Kitchen/Diner 23'11" x 13'4" (7.30m x 4.06m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, integrated fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side, double glazed window to rear, cast iron fireplace, two radiators, stairs leading down to cellar, stairs leading up to first floor, door to side leading out to rear.

BASEMENT

Cellar 13'5" x 12'7" (4.10m x 3.83m)

Radiator.

FIRST FLOOR

Landing

Radiator, doors leading to:

Bedroom 1 10'4" x 13'4" (3.15m x 4.06m)

Double glazed window to front, cast iron fireplace, built-in wardrobes, radiator.

Bedroom 2 12'0" x 10'0" (3.66m x 3.05m)

Double glazed window to rear, radiator.

Bathroom 8'3" x 6'7" (2.51m x 2.00m)

Four piece suite comprising bath with hand shower attachment, pedestal wash hand basin, tiled shower area and low-level WC, tiled splashbacks, double glazed window to rear.

OUTSIDE

Shared yard to the rear.

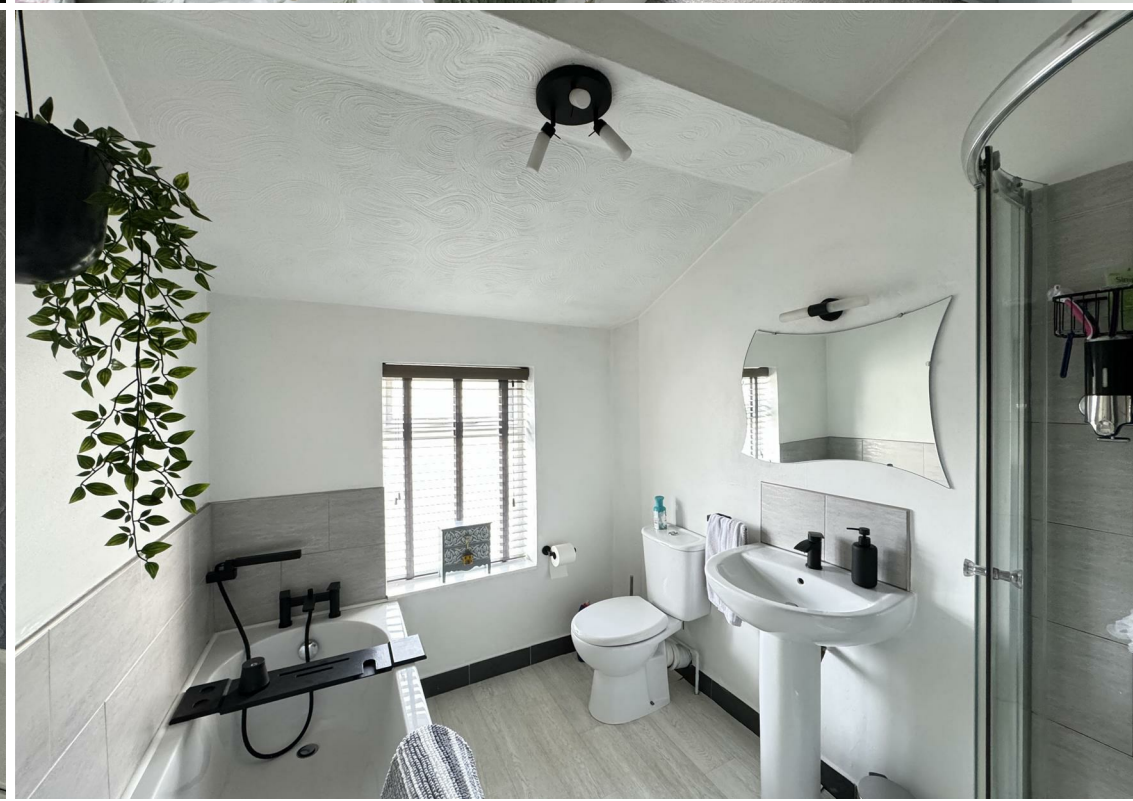
DISCLAIMER

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

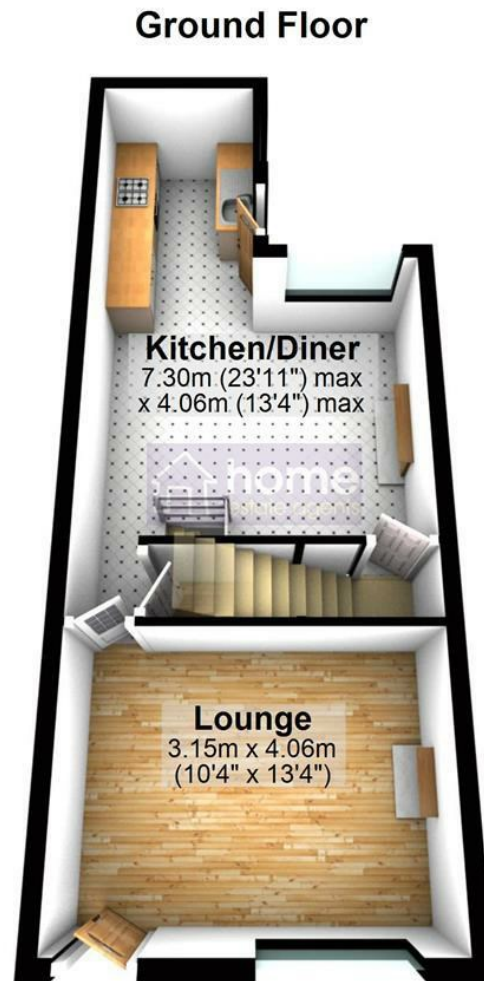
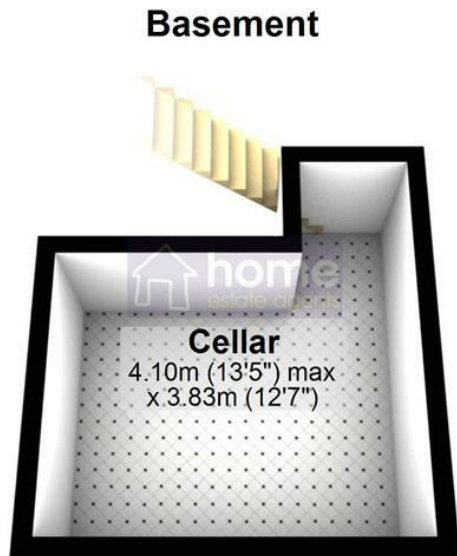
measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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) A		
(81-91) B		83
(69-80) C	66	
(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