



Printworks Road
Stalybridge, SK15 3BD

Offers over £375,000



There's no agent like home

****A unique opportunity to acquire an entire building comprising two distinct properties****

Nestled amidst the tranquil embrace of the countryside, this historic manor house presents a unique opportunity to own not just one, but two distinctive properties within its grand facade. Boasting original features this enchanting property offers a blend of timeless charm. Situated in a stunning location close to the open countryside you can enjoy the peace and quiet of rural living while still being within easy reach of local amenities and transport links. Property two comes with the added benefit of a sitting tenant, ensuring a steady income stream.

Property One: Spacious three bedroom property, perfect for families seeking ample room to grow.

Two generous reception rooms and kitchen to the ground floor. Three spacious bedrooms and bathroom to the first floor. Driveway to the front with detached garage and enclosed garden to the rear.

Property Two: Two generous reception rooms and kitchen to the ground floor. Two large bedrooms and bathroom to the first floor. Driveway to the front, enclosed garden to the rear. *Tenanted property*

Don't miss out on this rare opportunity to own an entire building with two individual properties!



PROPERTY ONE

GROUND FLOOR

Hall

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

Lounge 14'7" x 14'6" (4.44m x 4.42m)
Double glazed window to front, feature fireplace, radiator.

Lounge/Dining Room 15'0" x 14'6" (4.56m x 4.42m)
Double glazed window to side, double glazed window to rear, feature fireplace, radiator, door leading to:

Inner Hallway

Radiator, stairs leading down to cellar, open plan to:

Kitchen 9'6" x 7'6" (2.89m x 2.29m)
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, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed window to side, door to side leading out to rear.

Cellar 14'7" x 15'7" (4.44m x 4.74m)

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 14'11" x 15'6" (4.57m x 4.74m)
Double glazed window to front, feature fireplace, radiator, door to storage cupboard.

Bedroom 2 13'6" x 13'0" (4.11m x 3.96m)
Double glazed window to rear, radiator.

Bedroom 3 9'2" x 6'11" (2.79m x 2.12m)
Double glazed window to front, radiator.

Bathroom 8'6" x 7'6" (2.58m x 2.29m)
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to side, radiator.

OUTSIDE

Driveway to the front with detached garage and enclosed garden to the rear.

PROPERTY TWO (TENANTED)

GROUND FLOOR

Hall

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

Lounge 14'7" x 14'4" (4.44m x 4.37m)
Double glazed window to front, feature fireplace, radiator.

Dining Room 15'0" x 14'4" (4.56m x 4.37m)
Double glazed window to side, feature fireplace, door leading to:

Kitchen 9'6" x 7'8" (2.89m x 2.34m)
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, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed window to side, door to side leading out to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 14'2" x 15'4" (4.31m x 4.67m)
Double glazed window to front, radiator.

Bedroom 2 15'4" x 13'7" (4.68m x 4.14m)
Double glazed window to side, radiator.

Bathroom 9'8" x 7'9" (2.95m x 2.36m)
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to side, radiator.

OUTSIDE

Driveway to the front, enclosed garden to the rear.

DISCLAIMER

Home Estate Agents believe all the particulars given to be

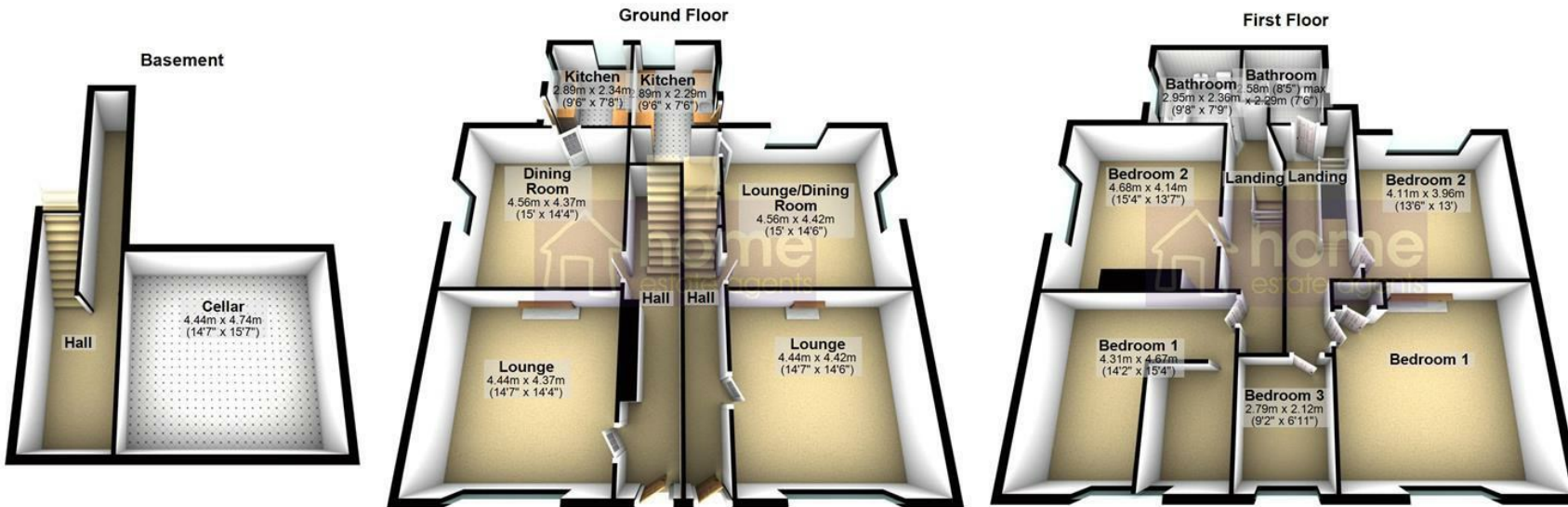
accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All 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		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	20	
(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