



Stamford Street, Stalybridge, SK15 1LH

Offers over £100,000

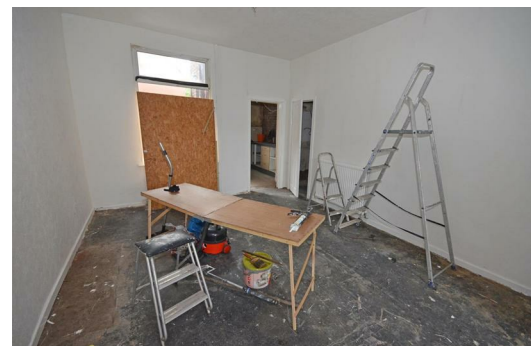
**** CASH BUYERS ONLY ****

Welcome to this good sized property located on Stamford Street in the sought-after area of Stalybridge, this two bedroom mid-terrace house offers great potential for those looking to invest in a property and provides excellent sized accommodation of which only a fully personal inspection will reveal.

Upon entering, you are greeted at the ground floor by an entrance hallway leading to the two reception rooms and kitchen, whilst to the first floor the property boasts two good sized bedrooms and an excellent sized bathroom/WC. The property is double glazed and central heated (untested) and has a good sized garden yard to rear and communal walkway.

Although the property is in need of renovation, this presents a fantastic opportunity for investors or cash buyers to put their own stamp on the place and create a truly bespoke home. Being chain-free, the process of making this property your own is made even smoother. Stamford Street is known for its popularity due to its convenient location and proximity to local amenities, schools, and transport links, making it an ideal spot for those looking for a well-connected place to call home.

Don't miss out on the chance to own a piece of this vibrant neighbourhood. Book your viewing early to avoid disappointment and start envisioning the endless possibilities this property holds for you.



GROUND FLOOR

Hall

Lounge

12'2" x 11'5" (3.71m x 3.49m)

Dining Room

14'3" x 12'1" (4.35m x 3.69m)

Kitchen

9'3" x 7'0" (2.82m x 2.13m)

FIRST FLOOR

Landing

Bedroom 1

12'2" x 15'4" (3.72m x 4.67m)

Bedroom 2

14'0" x 10'1" (4.26m x 3.08m)

Bathroom/WC

OUTSIDE

Gardens

Enclosed yard to rear with communal security gated area beyond

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.

