



St. Pauls Street, Stalybridge, SK15 2NZ

Price £165,000

Offered "For Sale" is this immaculate and deceptively spacious two bedroom mid terraced property located in this popular area of Stalybridge with the benefit of the use of a garden to the rear and accommodation that provides ready to move into accommodation of which only a full personal inspection will fully reveal.

Ideally located on a cobbled road on a quiet cul de sac the well planned accommodation has been well cared and improved by the present owners and briefly comprises: To the ground floor a lovely bright and airy lounge, excellent sized fitted dining kitchen with door leading to the good sized garden yard and the use of a rear garden. Whilst to the first floor there are two good sized bedrooms and a bathroom/WC. To the outside the property benefits from an excellent sized garden yard area with communal access and use of a garden to the rear. The property is further complemented by Upvc double glazing and gas central heating and is within walking distance to Stalybridge Town centre and travel routes ensuring that that this property will appeal to even the most discerning of purchasers.

Impressive Property Throughout- View Early to Avoid Any Disappointment.



GROUND FLOOR

Lounge

12'10" x 13'0" (3.90m x 3.95m)

Composite double glazed front door, window to front, meter cupboards, TV aerial point, ceiling cornices and radiator.

Kitchen/Dining Room

10'6" x 9'11" (3.19m x 3.02m)

Fitted with a matching range of base and wall units incorporating a single drainer stainless steel sink unit and work tops over, plumbing for automatic washing machine, fitted four ring gas hob with extractor hood above and electric oven below, space for fridge freezer, double glazed window to the rear, Upvc double glazed door to the rear, gas central heating boiler, stairs to the first floor with under stairs storage, dining area and radiator.

FIRST FLOOR

Landing

Bedroom 1

12'10" x 13'0" (3.90m x 3.95m)

Window to front, radiator.

Bedroom 2

10'6" x 5'3" (3.19m x 1.60m)

Window to rear, radiator.

Bathroom/WC

Modern suite in white comprising panelled bath with mixer shower over, pedestal wash hand basin, recessed low level WC, tiled walls, Upvc double glazed window to the rear and heated towel rail.

OUTSIDE

Gardens

To the outside the property benefits from an excellent sized garden yard area with communal access and use of a 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.

