



Lord Street
Stalybridge, SK15 1TY

Offers over £185,000



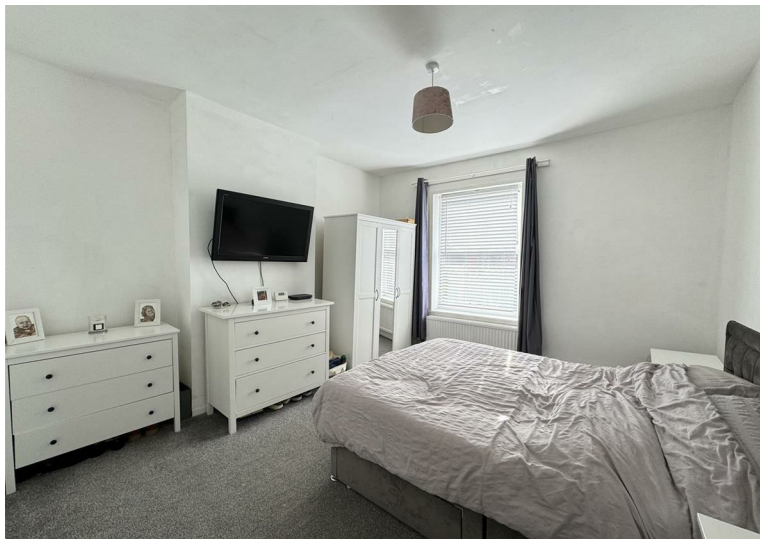
There's no agent like home

This delightful mid-terraced home is situated in a prime location bordering Stalybridge and Dukinfield, known for its vibrant community and convenient access to local amenities and transport links. The property is just a short distance from Stalybridge Cricket Club, adding a recreational appeal for sports enthusiasts.

On the ground floor, the living room is a cozy and inviting space, perfect for relaxation, while the adjoining kitchen/dining room offers ample space for cooking and dining. The first floor comprises two comfortable bedrooms and a family bathroom. The loft room on the second floor adds a versatile space, which can be utilized as an additional bedroom, office, or creative studio, providing flexibility for a growing family or those working from home.

Outside, the property features a well-maintained forecourt garden at the front, enhancing its curb appeal. The enclosed rear yard offers a private outdoor area, perfect for enjoying the warmer months, and leads to a further communal space. The property also benefits from a garage and off-road parking at the rear, a valuable addition that ensures convenient parking options.

Overall, this property presents an excellent opportunity for those looking to purchase a home in a popular and well-connected area, offering a perfect blend of traditional charm and modern amenities. ****Viewing Highly Recommended****



GROUND FLOOR

Living Room 13'5" x 12'10" (4.09m x 3.91m)

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

Kitchen/Dining Room 12'1" x 12'10" (3.68m x 3.91m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated fridge and freezer, plumbing for washing machine, double glazed window to rear, radiator, stairs leading to first floor, door leading out to rear.

FIRST FLOOR

Landing

Double glazed window to rear, stairs leading to second floor, doors leading to:

Bedroom 1 13'5" x 12'9" (4.09m x 3.89m)

Double glazed window to front, radiator.

Bedroom 2 7'2" x 6'11" (2.18m x 2.11m)

Double glazed window to rear, radiator.

Bathroom 4'7" x 7'1" (1.40m x 2.16m)

Three piece suite comprising bath with shower over, wash hand basin and low-level WC, heated towel rail, tiled walls.

SECOND FLOOR

Loft Room 11'7" x 12'10" (3.53m x 3.91m)

Double glazed velux window, radiator.

OUTSIDE

Forecourt garden to the front. Enclosed yard to the rear with further communal area beyond with additional benefit of a garage and parking 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

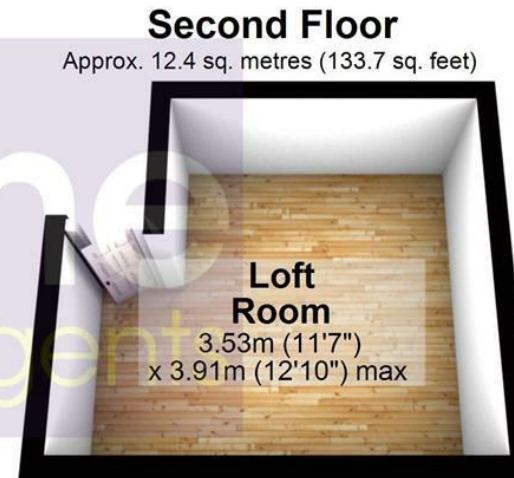
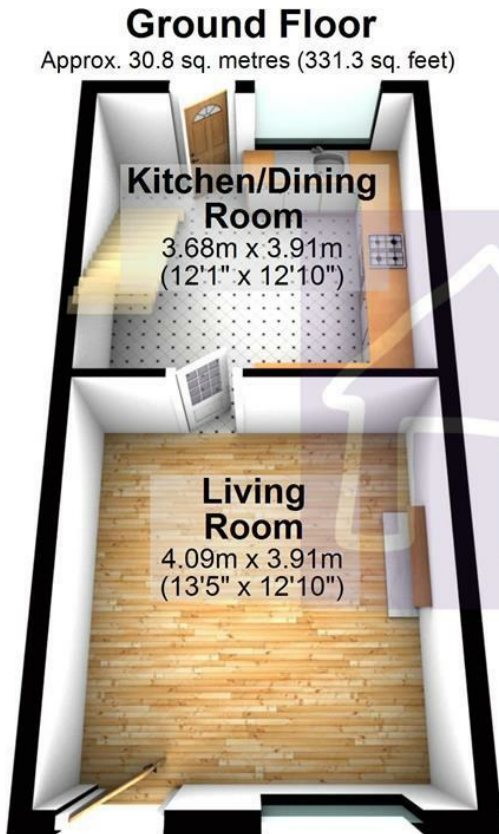
the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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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Total area: approx. 73.7 sq. metres (792.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(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		
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