



Mottram Road  
Stalybridge, SK15 2QS

Offers over £169,950



There's no agent like home



This delightful two-bedroom mid-terrace property on the popular Mottram Road in Stalybridge perfectly balances convenience with comfort. Ideally situated within walking distance of Stalybridge town centre, you'll have effortless access to a range of amenities, transport links, and commuting options. Additionally, the beautiful Cheetham Park and picturesque countryside walks are nearby for those who appreciate outdoor leisure.

Upon entering, you'll find a charming vestibule that leads into an open-plan living space, seamlessly integrating the lounge and dining room. This open-plan layout creates a fluid and spacious environment, perfect for both relaxing and entertaining. The dining area flows naturally from the lounge, enhancing the sense of space and connectivity. The ground floor also includes a practical kitchen, designed to meet all your everyday needs.

Upstairs, the property features two comfortable bedrooms and a well-appointed bathroom. To the rear, a yard area offers a private outdoor space.

Ideal for first-time buyers, this property provides a comfortable and functional living space in a desirable area, with convenient access to local amenities and scenic surroundings. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge 11'11" x 12'5" (3.63m x 3.78m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, open plan to:

### Dining Room 11'4" x 12'5" (3.45m x 3.78m)

Double glazed window to rear, radiator, stairs leading to first floor, door leading to:

### Kitchen 10'10" x 6'9" (3.31m x 2.05m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door to side leading out to rear yard area.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1 12'3" x 12'5" (3.74m x 3.78m)

Double glazed window to front, radiator.

### Bedroom 2 10'11" x 6'11" (3.34m x 2.11m)

Double glazed window to rear, radiator.

### Bathroom 10'10" x 6'9" (3.31m x 2.05m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to side, radiator, door to boiler cupboard.

## OUTSIDE

Yard area to rear with gated access.

## 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.

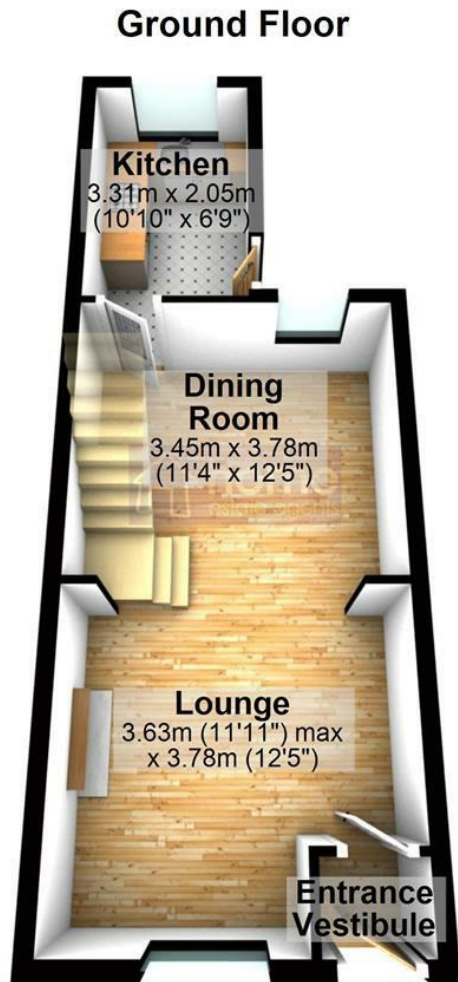
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 