



Hanover Street  
Stalybridge, SK15 1LP  
**Offers over £159,950**



This inviting two-bedroom mid-terrace property, recently refurbished and offered with no vendor chain, presents an excellent opportunity for first-time buyers or buy-to-let investors. The home is move-in ready, featuring modern updates while retaining a cosy and welcoming feel.

On the ground floor, you'll find an entrance vestibule leading into two well-sized reception rooms – a comfortable lounge and a separate dining room, perfect for family meals or entertaining. The modern kitchen is designed for functionality and style, offering ample storage and workspace.

Upstairs, the property boasts two generously sized bedrooms, ideal for a couple, young family, or tenants. The contemporary bathroom provides a relaxing space. To the rear, an enclosed paved yard offers low-maintenance outdoor space, perfect for enjoying a cup of coffee in the morning.

Located in the heart of Stalybridge, this home is positioned in a highly sought-after area, known for its convenience and community feel. You'll be within walking distance to local amenities such as shops, cafes, and schools, as well as Stalybridge Train Station for easy commuting. Tameside Hospital and the picturesque Stamford Park are also just a short walk away, making this location perfect for those looking for both accessibility and lifestyle benefits.  
**\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge 11'4" x 13'10" (3.45m x 4.22m)

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

### Dining Room 12'0" x 13'10" (3.65m x 4.22m)

Double glazed window to rear, feature fireplace with inset living flame effect fire, radiator, stairs leading to first floor, open plan to:

### Kitchen 8'7" x 7'3" (2.61m x 2.21m)

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 side, double glazed window to rear, radiator, door leading out to rear yard.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1 11'4" x 13'10" (3.46m x 4.22m)

Double glazed window to front, radiator, built-in wardrobe.

### Bedroom 2 10'6" x 7'8" (3.20m x 2.34m)

Double glazed window to rear, radiator, built-in wardrobe.

### Bathroom

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

## OUTSIDE

Enclosed paved yard 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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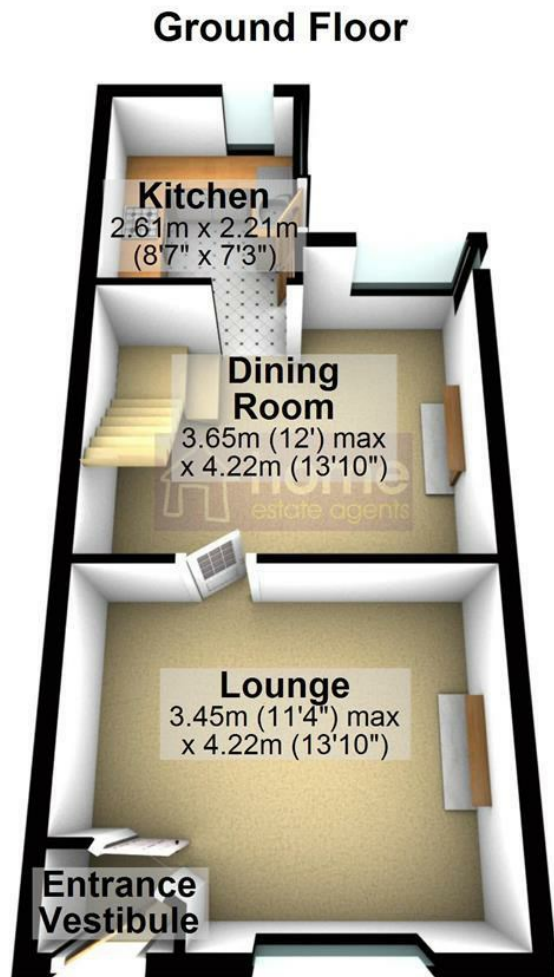












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC