



Sand Street, Stalybridge, SK15 1UJ

Offers over £165,000

Ideally located on this lovely cobbled street in Stalybridge is this deceptively spacious three bedroom mid terraced property offering ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned accommodation has been well cared for and newly decorated and carpeted by the present owner and is offered for sale "Chain Free" and briefly comprises: To the ground floor: Lovely sized living room and fitted kitchen dining room, whilst to the first floor there are three good sized bedrooms and contemporary fitted bathroom suite. The property has a good sized garden yard to the rear and is further complemented by Upvc double glazed and gas central heating.

"Chain Free" View Early To Avoid Disappointment!



GROUND FLOOR

Lounge

12'9" x 12'10" (3.88m x 3.91m)

Upvc double glazed front and window to front, fitted recess fitted feature living flame gas fire, wall light points, meter cupboards, newly decorated and carpeted, ceiling cornices, radiator.

Kitchen/Dining Room

11'1" x 12'10" (3.37m x 3.91m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and worktops over, fitted four ring gas hob with extractor hood above and electric oven below, space for fridge/freezer, plumbing and space for automatic washing machine, Upvc double glazed window to the rear elevation, Upvc double glazed door to the rear garden, new flooring and decorated, open plan staircase to the first floor and radiator.

FIRST FLOOR

Landing

Access to roof void.

Bedroom 1

12'9" x 12'10" (3.88m x 3.91m)

Great sized master bedroom with Upvc double glazed window to front, newly carpeted and decorated, radiator.

Bedroom 2

11'1" x 8'0" (3.37m x 2.43m)

Another great sized bedroom with Upvc double glazed window to rear, newly carpeted and decorated, cupboard housing gas central heating boiler, radiator.

Bedroom 3

11'1" x 7'5" (3.37m x 2.26m)

Upvc double glazed window to rear, newly carpeted and decorated, radiator.

Bathroom/WC

Contemporary fitted bathroom suite in white with panelled bath with shower screen and mixer tap shower over, vanity wash hand basin, low level WC, fully tiled walls, new flooring and decorated, Upvc double glazed window to the rear, over stairs storage cupboard and radiator.

OUTSIDE

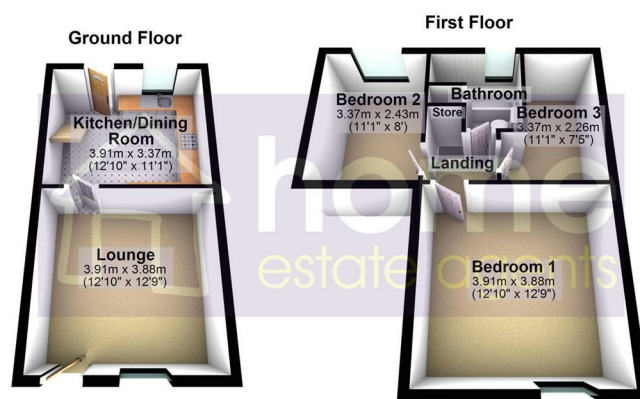
Garden

To the rear is a good sized paved garden yard area with walled boundaries and gate to the side

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.



Total area: approx. 66.0 sq. metres (710.4 sq. feet)

