



Tatton Street, Stalybridge, SK15 2LL

Offers over £187,500

A delightful three-bedroom double-fronted mid-terrace property located in a highly convenient and popular area near Stalybridge town centre. This home offers easy access to local amenities, excellent transport links, reputable schools, and the picturesque Cheetham Park, making it an ideal choice for growing families, professionals, or first-time buyers.

The ground floor welcomes you with an entrance vestibule leading into a spacious and cosy lounge, complete with a characterful inglenook fireplace. The lounge opens seamlessly into a dual-aspect dining room, perfect for hosting gatherings or enjoying family meals. The adjoining dual-aspect kitchen is bright and functional, offering ample space for cooking and storage, and benefits from natural light flooding in from both sides.

Upstairs, the property boasts three bedrooms, providing plenty of space for relaxation and personalisation. A family bathroom completes the first floor, offering a practical and comfortable layout.

Externally, the property features a gated yard to the rear, ideal for a small seating area. Beyond this, there is an additional gated garden area with right-of-way access that offers potential for outdoor relaxation, gardening, or entertaining.

Offered with no vendor chain this well presented home combines traditional character with modern convenience, situated in a sought-after location that balances tranquility with accessibility. It presents a fantastic opportunity for those seeking a well-located and spacious property. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge

13'0" x 13'0" (3.96m x 3.96m)

Double glazed window to front, feature inglenook fireplace, radiator, door leading to kitchen, open plan to:

Dining Room

6'9" x 11'0" (2.05m x 3.36m)

Double glazed window to rear, double glazed window to side, radiator.

Kitchen

13'0" x 11'4" (3.96m x 3.45m)

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 front, double glazed window to rear, radiator, stairs leading to first floor, door leading out to rear.

FIRST FLOOR

Landing

Radiator, doors leading to:

Bedroom 1

13'0" x 13'5" (3.96m x 4.10m)

Double glazed window to front, radiator.

Bedroom 2

6'9" x 11'0" (2.05m x 3.36m)

Double glazed window to rear, radiator.

Bedroom 3

7'2" x 8'2" (2.19m x 2.48m)

Double glazed window to front, radiator, folding door to built-in storage cupboard.

Bathroom

5'6" x 5'6" (1.67m x 1.68m)

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

OUTSIDE

Gated yard to the rear with further gated garden area with right of way access.

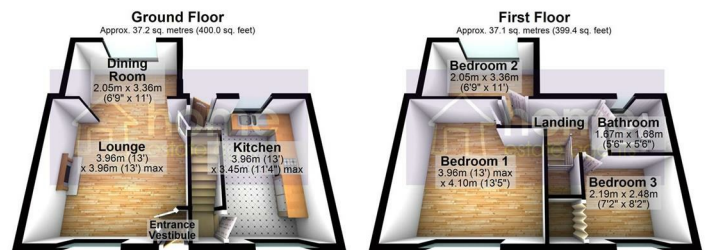
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proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself 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. 74.3 sq. metres (799.4 sq. feet)

