



## Groby Street, Stalybridge, SK15 2NN

**Offers over £175,000**

Situated in a highly desirable location, this well-presented two-bedroom mid-terrace home offers a perfect blend of comfort and convenience. Just a short walk from Stalybridge town centre, the property benefits from excellent local amenities, including shops, cafés, schools, and superb transport links, with the nearby train station providing easy access to Manchester and beyond. For those who enjoy outdoor spaces, the beautiful Cheetham Park is within easy reach, ideal for leisurely walks and recreation.

Stepping inside, the property welcomes you with an entrance vestibule leading into a spacious and inviting lounge, perfect for relaxing or entertaining. The well-proportioned kitchen/diner to the rear provides ample space for cooking and dining.

The first floor boasts two generously sized double bedrooms, both offering plenty of natural light and space for storage. A four-piece bathroom suite, complete with a bathtub and separate shower, ensures comfort and convenience. The home also benefits from a useful cellar, providing additional storage.

Externally, the enclosed rear garden is a wonderful private retreat, featuring a decked seating area, a small lawn, and gated access to the rear, making it a secure and pleasant outdoor space. With its fantastic location, spacious interior, and appealing features, this property is an excellent opportunity for first-time buyers, small families, or investors looking for a well-connected and desirable home. **\*\*Viewing Highly Recommended\*\***





## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge

14'0" x 14'3" (4.27m x 4.34m)

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

### INNER HALLWAY

Stairs leading to first floor, door leading to:

### Kitchen/Diner

12'0" x 14'3" (3.66m x 4.34m)

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 eye level double oven, built-in hob with extractor hood over, double glazed window to rear, radiator, stairs leading down to basement, door leading out to rear.

## FIRST FLOOR

### Landing

Radiator, door to storage cupboard, doors leading to:

### Master Bedroom

11'2" x 14'3" (3.40m x 4.34m)

Double glazed window to front, two radiators.

### Bedroom 2

12'0" x 9'1" (3.66m x 2.76m)

Double glazed window to rear, radiator.

### Bathroom

12'0" x 4'10" (3.66m x 1.48m)

Four piece suite comprising panelled bath, vanity wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

## BASEMENT

### Cellar

17'0" x 14'3" (5.17m x 4.34m)

### Cellar

5'5" x 7'1" (1.65m x 2.17m)

## OUTSIDE

Enclosed garden to the rear with decking and small lawn area. Gated access to rear.

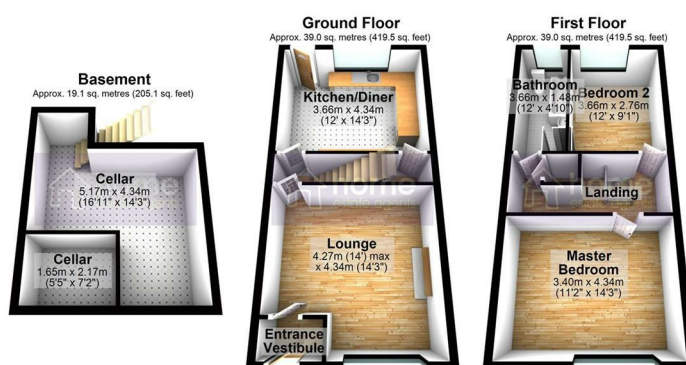
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apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements 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. 97.0 sq. metres (1044.0 sq. feet)

