



Mill Street, Stalybridge, SK15 2LP

Offers over £175,000

This charming and well-presented two-bedroom mid-terrace home is an excellent choice for first-time buyers or those looking to downsize. Ideally located in a sought-after area close to Stalybridge town centre, it benefits from convenient access to local schools, excellent transport links, and Stalybridge Train Station, making commuting easy. Cheetham Park is also nearby, offering a beautiful green space for walks and relaxation.

The ground floor boasts a stylish open-plan layout, seamlessly connecting the lounge, dining area, and kitchen. The modern kitchen is well-equipped with sleek cabinetry, ample storage, and quality appliances, making it both functional and aesthetically pleasing. This bright and airy space is perfect for modern living, creating a welcoming and sociable atmosphere.

Upstairs, the first floor features two well-proportioned bedrooms, both offering comfortable living spaces, along with a contemporary bathroom. The property is tastefully decorated throughout, making it ready to move into.

To the rear, a communal yard provides outdoor space to enjoy, perfect for relaxing or socializing. With its fantastic location, modern design, and move-in-ready condition, this home is a fantastic opportunity not to be missed. ****Viewing Highly Recommended****



GROUND FLOOR

Lounge

13'10" x 12'10" (4.22m x 3.91m)

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

Dining Area

8'10" x 12'10" (2.69m x 3.91m)

Stairs leading up to first floor, radiator, open plan to:

Kitchen

11'5" x 10'0" (3.47m x 3.04m)

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

FIRST FLOOR

Landing

Doors leading to:

Master Bedroom

13'10" x 12'10" (4.22m x 3.91m)

Double glazed window to front, radiator, door to storage cupboard.

Bedroom 2

14'8" x 8'4" (4.46m x 2.53m)

Double glazed window to rear, radiator, door to storage cupboard.

Bathroom

10'5" x 4'2" (3.17m x 1.28m)

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

OUTSIDE

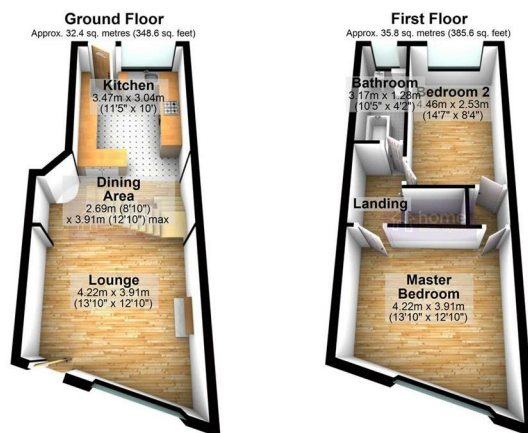
Communal garden to the rear.

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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Total area: approx. 68.2 sq. metres (734.2 sq. feet)

