



Knowl Street, Stalybridge, SK15 3AJ

Offers over £210,000

This beautifully presented two-bedroom terraced home is ideally located in the heart of Stalybridge, offering easy access to a range of local amenities, excellent transport links, and scenic canal walks along the Huddersfield Canal, which it directly overlooks. This charming property boasts a warm and inviting atmosphere throughout.

Upon entering, a welcoming hallway leads to two spacious reception rooms, perfect for both relaxation and entertaining. The dining room features a charming log burner, creating a cosy ambiance, while the lounge also benefits from a log burner and elegant French doors that open onto the rear garden, seamlessly blending indoor and outdoor living. The well-equipped kitchen is thoughtfully designed with ample storage and workspace. A useful cellar provides additional storage.

Upstairs, two generously sized double bedrooms offer a peaceful retreat. The stylish four-piece bathroom is finished to a high standard, featuring a bath and a separate shower for added convenience.

The rear garden boasts a paved patio and decking area, perfect for outdoor dining or simply unwinding while enjoying the tranquil canal views.

Offering more space than meets the eye, this deceptively spacious home is an excellent opportunity for first-time buyers, professionals, or those looking to downsize while enjoying a picturesque and convenient location.

****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to front, stairs leading to first floor, doors leading to:

Dining Room

11'3" x 12'2" (3.44m x 3.71m)

Double glazed window to front, feature inglenook fireplace with electric fire, radiator, sliding door leading to:

Lounge

13'5" x 13'0" (4.08m x 3.95m)

Feature inglenook fireplace with log burner, radiator, double glazed French doors leading out to rear, door leading down to basement, door leading to:

Kitchen

8'4" x 7'10" (2.53m x 2.39m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, integrated fridge/freezer, integrated washing machine, built-in eye level oven, built-in hob with extractor hood over, two double glazed windows to side.

BASEMENT

Cellar

11'3" x 11'0" (3.42m x 3.35m)

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

11'4" x 15'11" (3.45m x 4.84m)

Double glazed window to front, radiator.

Bedroom 2

13'4" x 10'6" (4.06m x 3.19m)

Double glazed window to rear, radiator.

Bathroom

8'4" x 7'10" (2.53m x 2.39m)

Four piece suite comprising double ended bath, vanity wash hand basin, shower area and low-level WC, tiled walls, double glazed window to side, radiator.

OUTSIDE

Enclosed garden to the rear with paved patio and decking area. Not overlooked to the rear. (Right of way through garden).

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. 102.9 sq. metres (1107.6 sq. feet)

