



## Hamilton Street, Stalybridge, SK15 1LN

**Offers over £159,950**

A two-bedroom mid-terrace property offered with no vendor chain, situated in a highly convenient location in Stalybridge. Within walking distance of Stalybridge Train Station and close to Stamford Park, this home is perfectly positioned for easy access to transport links, schools, shops, and other local amenities.

The ground floor features an entrance vestibule leading into the lounge, offering a comfortable and inviting living space. The fitted kitchen to the rear provides ample storage and workspace, with access to the rear yard.

On the first floor, there are two well-proportioned bedrooms and a family bathroom with a three-piece suite. The second floor boasts a versatile loft room.

Externally, the property benefits from a rear yard, providing an outdoor space perfect for relaxation.

With its prime location and great potential, this home is an excellent opportunity for first-time buyers looking to step onto the property ladder or investors seeking a buy-to-let investment in a sought-after area. \*\*Viewing Highly Recommended\*\*





## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge

12'10" x 13'6" (3.91m x 4.11m)

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

### Kitchen

12'6" x 13'6" (3.82m x 4.11m)

Fitted with a matching range of base and eye level units, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for tumble dryer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, stairs leading to first floor.

## FIRST FLOOR

### Landing

Radiator, doors leading to:

### Bedroom 1

12'10" x 13'6" (3.91m x 4.11m)

Double glazed window to front, radiator.

### Bedroom 2

9'5" x 8'4" (2.88m x 2.54m)

Double glazed window to rear, radiator.

### Bathroom

6'10" x 4'6" (2.08m x 1.37m)

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

## SECOND FLOOR

### Loft Room

7'5" x 13'5" (2.27m x 4.11m)

Double glazed velux window to rear.

## OUTSIDE

Yard to rear.

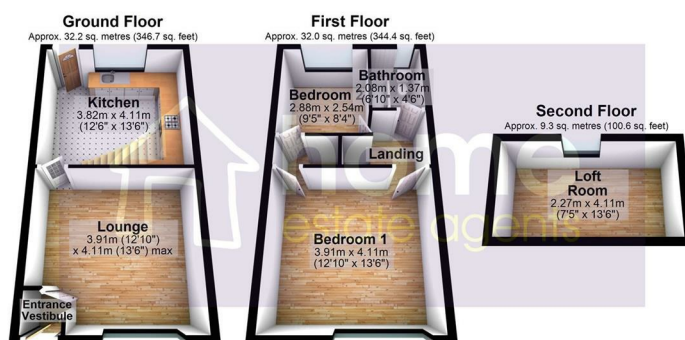
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self of all measurements prior to purchase.

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Total area: approx. 73.6 sq. metres (791.7 sq. feet)

