



Hamilton Street, Stalybridge, SK15 1LN

Offers over £150,000

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.

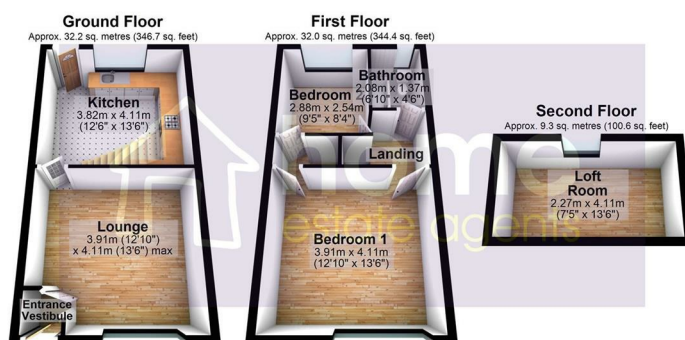
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Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose 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. 73.6 sq. metres (791.7 sq. feet)

