



Groby Street, Stalybridge, SK15 2NN

Offers over £169,950

This well presented two-bedroom end-terraced property is ideally located within walking distance of Stalybridge Town Centre, offering a fantastic selection of cafes, shops, and excellent transport links, making it perfect for commuters. Cheetham Park is also just a short distance away, providing a wonderful green space for leisurely walks and outdoor activities.

Upon entering, you are greeted by an entrance vestibule leading into a spacious lounge, offering a comfortable living area. The generously sized kitchen/diner to the rear provides ample space for cooking, dining, and entertaining.

Upstairs, the first floor comprises two bedrooms, both offering bright and airy accommodation. A modern family bathroom completes the layout, providing a sleek and contemporary space.

Externally, the property benefits from a private enclosed rear yard with gated access, perfect for outdoor seating or additional storage. With no vendor chain, this home is ready for immediate occupancy, making it an ideal purchase for first-time buyers, small families, or investors looking for a hassle-free move.

Situated in a sought-after location with excellent transport links, including nearby train and bus services, as well as easy access to major road networks, this property offers a perfect balance of convenience, comfort, and modern living. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge

13'2" x 13'6" (4.01m x 4.11m)

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

Kitchen/Diner

14'5" x 13'6" (4.40m x 4.11m)

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 oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door to storage cupboard, stairs leading to first floor, door leading out to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13'2" x 13'6" (4.01m x 4.11m)

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

Bedroom 2

8'5" x 8'9" (2.56m x 2.67m)

Double glazed window to rear, radiator.

Bathroom

11'2" x 7'7" (3.41m x 2.30m)

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

OUTSIDE

Enclosed yard to treat with gated access.

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. 70.1 sq. metres (754.2 sq. feet)

