



West Street
Stalybridge, SK15 1NE

Offers over £265,000



There's no agent like home

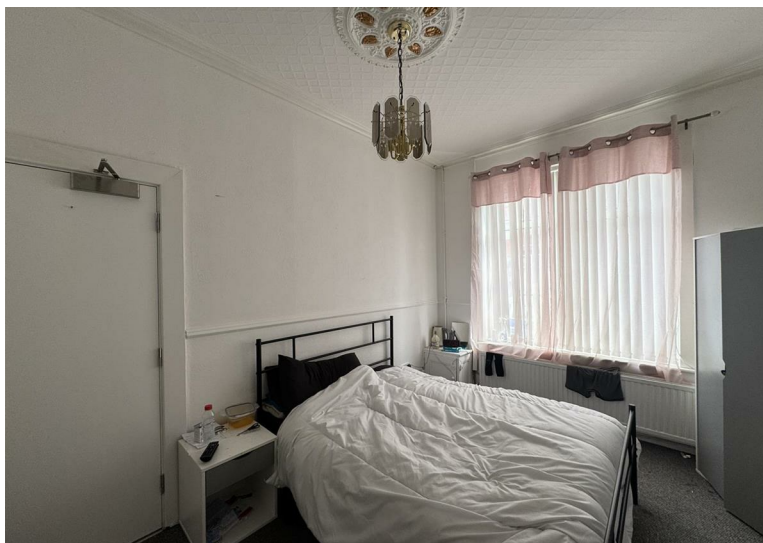
This spacious five-bedroom end-terrace HMO is arranged over three floors and offers a fantastic investment opportunity with a strong net yield of 9.91%. Conveniently located in a desirable part of Stalybridge, the property is within easy reach of local schools, public transport links, essential amenities, and the popular Stamford Park, making it ideal for tenants and homeowners alike.

The internal layout is well-proportioned and versatile, with the potential to revert easily to a four-bedroom family home if preferred. On the ground floor, the property welcomes you with an entrance vestibule leading into a central hallway. From here, you'll find a spacious bedroom and a lounge/dining area which flows seamlessly into an open-plan fitted kitchen, ideal for shared living or entertaining.

The first floor hosts two good-sized bedrooms and a modern shared bathroom, while the top floor features two additional bright and airy bedrooms, each offering ample space and natural light.

Externally, the home features a forecourt garden at the front that adds kerb appeal and a private, enclosed yard at the rear with secure gated access – perfect for bike storage or a quiet outdoor retreat.

This property represents a superb blend of income potential and future flexibility. Whether you're a seasoned investor or a family looking to adapt a larger space to your own needs, this property offers scope, space, and a prime location. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Hallway

Doors leading to:

Bedroom 1 13'6" x 10'2" (4.11m x 3.10m)

Double glazed window to front, radiator.

Inner Hallway

Stairs leading to first floor, door leading to:

Dining Room 11'10" x 14'0" (3.60m x 4.26m)

Radiator, door to under stairs storage cupboard, open plan to:

Kitchen 6'0" x 11'9" (1.82m x 3.58m)

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

FIRST FLOOR

Landing

Stairs leading to second floor, doors leading to:

Bedroom 2 11'0" x 14'0" (3.35m x 4.26m)

Double glazed window to front, radiator.

Bedroom 3 11'10" x 9'0" (3.61m x 2.74m)

Double glazed window to rear, radiator.

Bathroom

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

SECOND FLOOR

Bedroom 4 10'11" x 14'0" (3.34m x 4.26m)

Double glazed velux window to rear, radiator.

Bedroom 5 6'7" x 14'0" (2.00m x 4.26m)

Double glazed velux window to front, radiator.

OUTSIDE

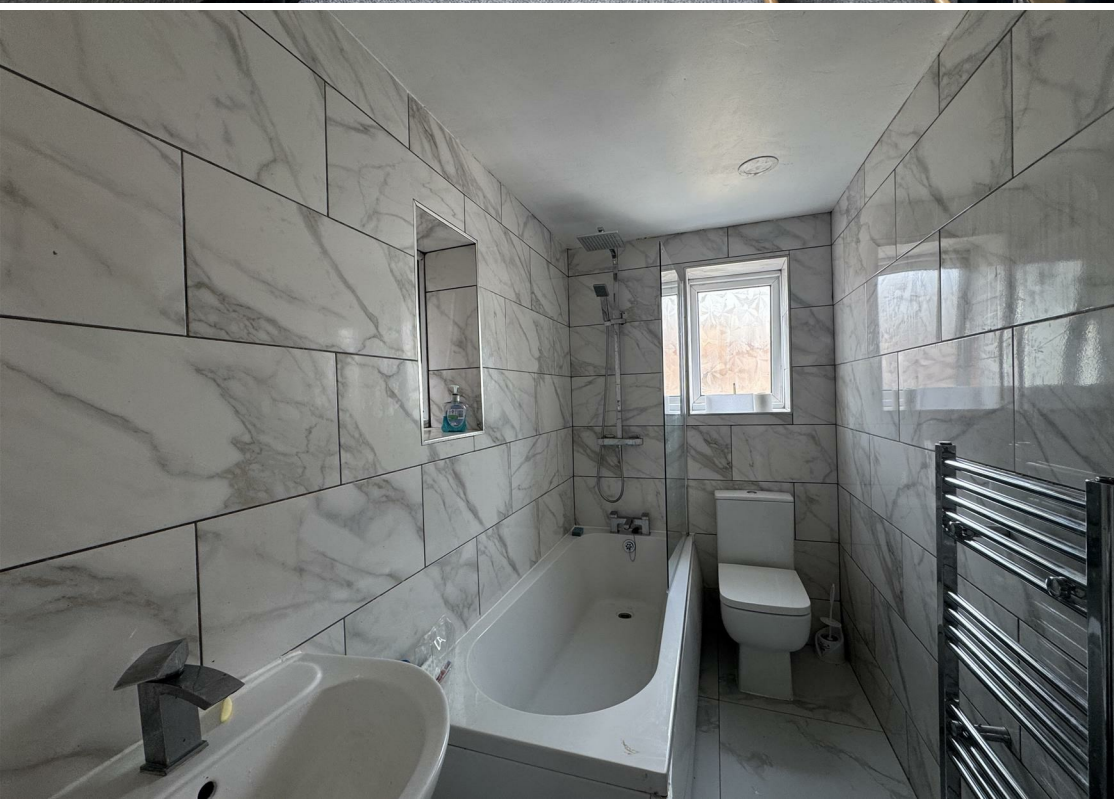
Enclosed yard to the rear with access gate.

DISCLAIMER

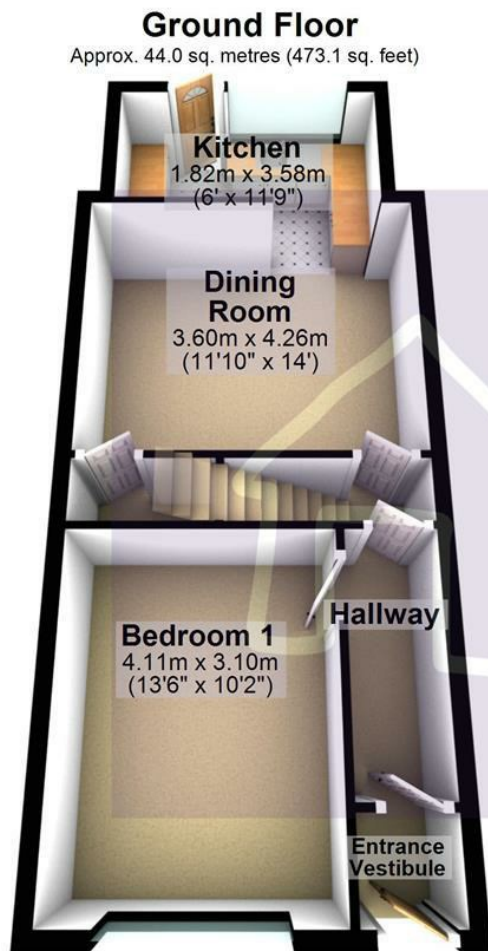
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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. 111.0 sq. metres (1195.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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