



St. Georges Street, Stalybridge, SK15 1BD

Offers in the region of £200,000

---- 3D FLOORPLANS & VIRTUAL TOUR ---- Home Estate Agents are pleased to offer "For Sale this substantial period end of terraced property offering extensive family sized accommodation over four floors and retaining much of its original charm. The property has been well cared for and much improved by the current owners and only a full personal inspection will fully reveal the quality of accommodation that is on offer.

In brief, the accommodation comprises of; To the ground floor, entrance hallway, spacious lounge and dining room, fitted kitchen and stairs leading to the lower ground floor converted basement which can be utilised as required, to the first floor there are two excellent sized bedrooms and a family bathroom/WC with stairs leading to the second floor with its superbly sized main bedroom. To the outside there is a courtyard to the rear and to the front is a lovely view of the Church and its grounds. The property is double glazed and central heated and is offered "Chain Free" with immediate vacat possession

Impressively Sized Property - View Today!



GROUND FLOOR

Hall

Upvc double glazed front door, ceiling coving, stairs to the first floor, wooden floor, radiator .

Lounge

13'0" x 11'4" (3.95m x 3.45m)

Retaining original features such as ceiling coving and rose, Upvc double glazed window to the front, feature fireplace with log burner, radiator and television point.

Dining Room

13'11" x 14'8" (4.24m x 4.48m)

Upvc double glazed window, radiator, opening to the kitchen, door to basement room, wooden floor.

Kitchen

8'11" x 7'3" (2.72m x 2.20m)

Fitted with a range of base and eye level units with complementary wooden work surfaces, part tiled walls, one and a half bowl sink with mixer tap, plumbing and recess for washing machine, recess for fridge/freezer, fitted four ring gas hob with extractor hood over and electric oven below, door to the courtyard.

LOWER GROUND FLOOR

Basement Room

11'10" x 9'2" (3.63 x 2.80)

Converted basement which can be utilised for anything the successful buyer wishes, laminate wooden floor, inset ceiling spotlights, storage area, TV aerial point, gas meter and radiator.

FIRST FLOOR

Landing

Window to rear, stairs.

Bedroom 2

13'3" x 17'9" (4.03m x 5.41m)

To the front of the property and could be used as the master bedroom with two Upvc double glazed windows overlooking St Georges Church, fitted wardrobes with mirrored doors and dressing table, radiator.

Bedroom 3

13'10" x 11'5" (4.22m x 3.49m)

A good double size bedroom to the rear of the property with Upvc double glazed window, radiator.

Bathroom/WC

Contemporary fitted with matching white suite comprising of; panelled bath with shower over and glazed shower screen,

pedestal hand wash basin, low level WC, chrome ladder style heated towel rail, tiled flooring, Upvc double glazed obscure window to the side elevation, storage cupboard with louvred doors and housing the gas central heating boiler.

SECOND FLOOR

Bedroom 1

23'5" x 17'9" (7.14m x 5.41m)

A spacious master bedroom located in the loft space with Velux window, laminate wooden floor, original cast iron feature fireplace, eaves storage, exposed beams and radiator.

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.

OUTSIDE

Gardens

Courtyard to the rear



Total area: approx. 149.1 sq. metres (1604.8 sq. feet)

