



## Lindsay Street, Stalybridge, SK15 2NL

**Offers over £175,000**

We are delighted to offer for sale this two-bedroom end terrace property which benefits from two reception rooms and well-presented accommodation throughout.

Situated within easy reach of Stalybridge town centre, the property enjoys a prime position close to an excellent selection of shopping, dining, and leisure facilities, as well as superb commuter links with both bus and train stations providing direct access to Manchester and surrounding areas. The location is further enhanced by its proximity to highly regarded junior and high schools, together with the beautiful Cheetham Park, making it a superb choice for first-time buyers, young families, or investors alike.

The property comprises an entrance hall, a welcoming lounge, a separate dining room, and a kitchen to the ground floor. To the first floor are two good-sized double bedrooms and a modern fitted bathroom. Externally, there is a shared yard to the rear offering useful outdoor space.

With its convenient location, generous layout, and wide appeal, this property represents an excellent opportunity on the market. Early viewing is highly recommended to fully appreciate everything it has to offer.



## GROUND FLOOR

### Entrance Hall

Door to front, stairs leading to first floor, doors leading to:

### Lounge

11'10" x 10'10" (3.60m x 3.29m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator.

### Dining Room

14'9" x 12'0" (4.50m x 3.65m)

Double glazed window to front, radiator, open plan to:

### Kitchen

9'9" x 10'10" (2.97m x 3.29m)

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 leading out to rear.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

13'1" x 11'5" (3.99m x 3.48m)

Double glazed window to front, radiator, built-in wardrobe.

### Bedroom 2

11'9" x 10'10" (3.59m x 3.30m)

Double glazed window to front, radiator, built-in wardrobe.

### Bathroom

8'8" x 7'3" (2.65m x 2.22m)

Three piece suite comprising L shaped panelled bath with shower over, vanity wash hand basin and low-level WC. Heated, bluetooth mirror with built-in speakers and adjustable warm or cool LED lighting for the perfect bathroom experience, tiled walls, double glazed window to rear, heated towel rail.

## OUTSIDE

Shared yard to the rear.

## 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. 68.0 sq. metres (732.3 sq. feet)

