



Hamilton Street
Stalybridge, SK15 1LN

Offers over £159,950



There's no agent like home

This two bedroom mid-terrace property enjoys a highly convenient position in Stalybridge, making it an ideal choice for first-time buyers, investors and anyone looking for easy access to excellent transport links. Situated within walking distance of Stalybridge train station, the home is perfectly placed for commuting into Manchester and beyond, and benefits from close proximity to a wide range of bus routes and well-connected road networks.

Stalybridge town centre is only a short stroll away, offering a vibrant mix of shops, cafés, restaurants, gyms and local amenities. The property is also within easy reach of Stamford Park, providing beautiful green spaces and leisure facilities, while Tameside Hospital and nearby colleges are also just a walk away, adding to the practicality of the location.

The accommodation comprises an entrance vestibule leading into a welcoming lounge, followed by a fitted kitchen offering access to the ground-floor bathroom. To the first floor, there are two well-proportioned bedrooms, each providing comfortable living space and versatility for use as a home office or dressing room if desired.

Externally, the property features a low-maintenance paved yard to the rear.

Well positioned and well presented, this property presents a fantastic opportunity for buyers seeking a home close to everything Stalybridge has to offer. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge 13'10" x 12'10" (4.22m x 3.91m)

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

Kitchen 10'0" x 12'10" (3.05m x 3.91m)

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, open plan to:

Hallway

Door to storage cupboard, door leading out to rear, door leading to:

Bathroom 9'4" x 6'1" (2.84m x 1.86m)

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

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 13'10" x 12'10" (4.22m x 3.91m)

Double glazed window to front, radiator.

Bedroom 2 10'0" x 10'0" (3.05m x 3.05m)

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

OUTSIDE

Paved yard area 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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Ground Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.5 sq. feet)



Total area: approx. 65.3 sq. metres (702.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(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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