



## Mottram Road, Stalybridge, SK15 2QU

**Offers over £179,950**

A well-presented two-bedroom stone mid-terrace property offered for sale with no vendor chain, situated on the highly sought-after Mottram Road in a popular and convenient location. The property enjoys easy access to Stalybridge town centre, a wide range of local amenities, well-regarded schools, and Cheetham Park, making it particularly appealing to first-time buyers, downsizers, or buy-to-let investors.

The internal accommodation is arranged over three levels and briefly comprises an entrance vestibule opening into a spacious lounge with ample natural light, leading through to a kitchen/diner providing space for everyday dining and entertaining. To the lower ground floor is a versatile additional room with direct access to the rear yard, ideal for use as a home office, hobby room, gym, or occasional guest space, subject to individual requirements.

To the first floor are two well-proportioned bedrooms along with a family bathroom, offering comfortable and practical living accommodation. Externally, the property benefits from a gated forecourt garden to the front, enhancing privacy and kerb appeal, while to the rear there is an enclosed yard providing a low-maintenance outdoor space.

Overall, this is a charming and versatile home in a well-established location, offered with the benefit of no onward chain and early viewing is strongly recommended to appreciate the accommodation and setting on offer.



## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge

12'10" x 14'1" (3.92m x 4.30m)

Double glazed window to front, radiator, door leading to:

### Kitchen/Diner

15'0" x 14'1" (4.58m x 4.30m)

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, stairs leading to first floor, stairs leading down to:

### Lower Ground Floor

15'0" x 14'1" (4.58m x 4.30m)

Double glazed window to rear, door leading out to rear.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

12'10" x 14'1" (3.92m x 4.30m)

Double glazed window to front, radiator.

### Bedroom 2

15'0" x 8'6" (4.58m x 2.59m)

Double glazed window to rear, radiator.

### Bathroom

9'10" x 5'3" (2.99m x 1.61m)

Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, tiled walls, heated towel rail.

## OUTSIDE

Gated forecourt garden to the front. Enclosed yard.

## 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. 91.2 sq. metres (982.2 sq. feet)

