



## Lancaster Avenue

Stalybridge, SK15 1BT

Asking Price £195,000



An excellent opportunity has arisen to purchase this end of terrace property. Situated in the heart of Stalybridge, the property benefits from convenient access to excellent public transport links and is in close proximity to local amenities, providing the perfect balance between urban living and a quiet, tranquil setting. The property is also ideally located near local schools, making it an ideal home for families or couples.

The property boasts an array of unique features, including a garage and ample parking space. In addition, the property features a large private garden offering a serene outdoor space for relaxation or for children to play.

Internally, the property is in good condition, with a warm and inviting reception room serving as the heart of the home. A separate, well-sized kitchen offers a space for cooking and dining, with ample room for all your culinary needs.

The property comprises two double bedrooms, offering ample living space and an abundance of natural light. The bathroom is well-appointed, featuring all necessary fittings, and the loft is boarded for extra storage.



Lounge 12'03 x 12'05 (3.73m x 3.78m)

Kitchen 15' x 6'11 (4.57m x 2.11m)

Bedroom 1 12'04 x 10'02 (3.76m x 3.10m)

Bedroom 2 10'03 x 10'08 (3.12m x 3.25m)

Bathroom 7'02 x 4'04 (2.18m x 1.32m)

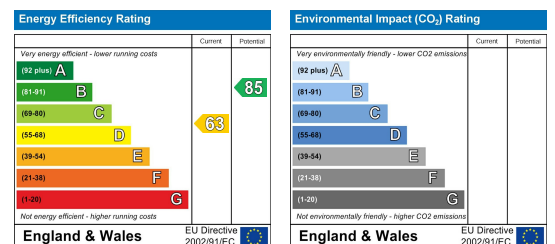
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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