

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Linden Road

Stalybridge, SK15 2SL

£455,000





## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	(82 plus) <b>A</b>		
(81-91) <b>B</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>	(69-80) <b>C</b>		
(55-68) <b>D</b>	(55-68) <b>D</b>		
(39-54) <b>E</b>	(39-54) <b>E</b>		
(21-38) <b>F</b>	(21-38) <b>F</b>		
(1-20) <b>G</b>	(1-20) <b>G</b>		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>68</b>	<b>81</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Total floor area 145.6 sq.m. (1,569 sq.ft.) approx.  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Hunters are pleased to offer for sale this detached bungalow. The property offers spacious, flexible living accommodation with lots of development potential to create the perfect family home.

In brief the accommodation comprises of entrance porch, hallway, lounge/diner, kitchen, W.C, family bathroom, 2 bedrooms one with en-suite. Driveway with parking for several vehicles. Garage. Enclosed lawned garden to rear with mature shrubs and paved patio.

Located in a sought after location in Stalybridge, close to Stalyhill schools, local amenities and transport links.



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 OR LETTING?** If you are thinking of selling or letting 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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