



## 88 Stocks Lane, Stalybridge, SK15 2NU

### Offers In The Region Of £335,000

A Wilson Estates are delighted to offer for sale this impressive three bedroom Victorian terrace offering spacious and versatile accommodation arranged over three floors, along with a useful cellar for storage. Situated on Stocks Lane, within walking distance of Stalybridge town centre, this home is ideally placed for a wide range of local amenities.

A neat walled front garden leads to the front door and into a generous entrance vestibule, ideal for coats and footwear. Just off the hallway is a characterful living room featuring high ceilings, a feature fireplace, and a box bay window with traditional sash windows. Open plan from the hallway there is a lounge which benefits from a log burning stove with stone surround and slate hearth, creating a warm and inviting space.

To the rear, the kitchen diner offers a fantastic social space, with a dining area enjoying bi-fold doors opening to the yard. The kitchen is well designed with a breakfast bar and leads through to a separate utility area.

The first floor has a spacious master bedroom to the front, originally two bedrooms and offering potential to be reverted if required. A second double bedroom sits to the

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## PROPERTY BRIEFLY COMPRISES OF:

### LOWER GROUND FLOOR

#### Cellar

17'8" x 4'1" (5.38m x 1.25m)  
Open plan, door to:

### GROUND FLOOR

#### Entrance Vestibule

Window to side, door.

#### Hallway

Open plan, door to:

#### Living Room

13'10" x 11'8" (4.22m x 3.56m)  
Box window to front, fireplace, door to:

#### Lounge

13'11" x 16'1" (4.24m x 4.90m)  
Window to rear, fireplace, stairs.

#### Dining Room

10'10" x 8'9" (3.30m x 2.67m)  
Open plan, bi-fold door, door to:

#### Kitchen

12'3" x 6'7" (3.73m x 2.01m)  
Fitted with a matching range of base and eyelevel gloss units with coordinating dark wood style worktops over. Eyelevel Neff electric oven and grill. Enough induction hob with extra extractor hood over. Insect fridge freezer. Plumbed for dishwasher. Composite sink with drainer and mixer tap over. Downlights to ceiling. Window to side elevation. window to side, open plan, door to:

#### Utility

4'1" x 6'7" (1.24m x 2.01m)  
Fitted with a matching range of base and eyelevel units with coordinating dark wood style worktops over. Plumbed for automatic washing machine. Inset stainless steel sink with mixer tap over. Spotlight to ceiling. Window to side elevation. window to side.

### FIRST FLOOR

#### Bedroom One

14'3" x 16'2" (4.34m x 4.93m)  
Two windows to front, two double radiators, door to:

#### Bedroom Two

11'4" x 10'8" (3.45m x 3.25m)  
Window to rear, door to:

#### Landing

17'6" x 5'1" (5.33m x 1.55m)  
Door to:

#### Bathroom

10'10" x 8'9" (3.30m x 2.67m)  
Window to rear, Fitted with a four piece suite comprising of freestanding bath with mixer taps, walk in shower enclosure, mixer taps, walk in shower enclosure with rainfall head shower and separate handheld attachment, wash hand basin, and WC. Victorian style radiator and towel rail. Tiled flooring. Part tiled walls. Window to rear elevation. Two lights to ceiling. door to:

### SECOND FLOOR



### Bedroom Three

11'8" x 16'1" (3.56m x 4.90m)

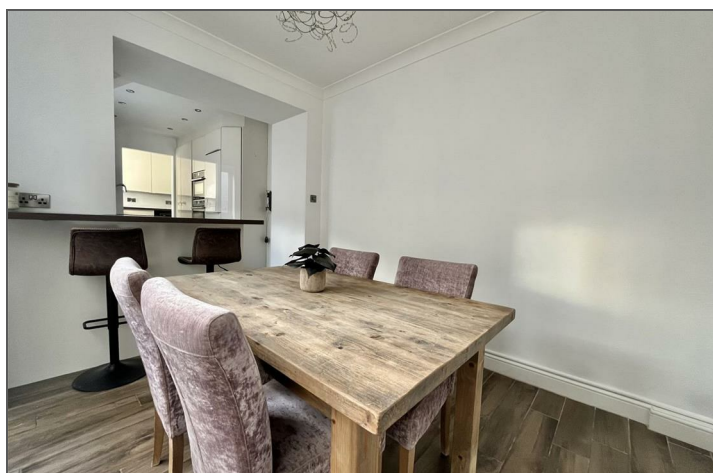
Window to front, two skylights, double radiator, door to:

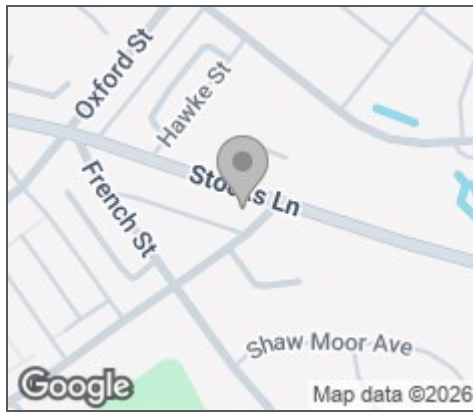
### En-suite

Door to:

### Storage

### Outside & Gardens





## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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