www.awilsonestates.com









3 Higher Tame Street, Stalybridge, SK15 3AS

£165,000

Located on a quaint cobbled street, just a stone's throw from Stalybridge town centre, this charming two bedroom stone terraced property comes to the market offering ready to move into accommodation, with the added benefit of no onward chain.

Stepping inside, the ground floor features a cosy lounge, complete with plantation style shutters to the window and a living flame effect electric stove which creates a lovely focal point. The kitchen is positioned to the rear of the home, whilst stairs lead down to the lower ground floor where you'll find access to the private rear yard.

Upstairs, there are two bedrooms along with a recently refitted modern family bathroom, making this a home that's ready to move straight into and enjoy.

Externally, the property benefits from a private, enclosed rear yard with gated access through to a communal garden area. It's a lovely little bonus, particularly during the warmer months when you can enjoy a spot of outdoor dining or simply sit out and relax.

With no onward chain, this property could make an ideal first home or an attractive addition to an investment portfolio.

3 Higher Tame Street

, Stalybridge, SK15 3AS

£165,000







Lounge
12'3" x 12'8" (3.73m x 3.85m)
Window to front. Ceiling light. Built in storage cabinets. Feature fireplace with inset living flame effect electric stove. Ceiling light. Radiator. Open plan doorway to:

Kitchen
10'2" x 9'5" (3.11m x 2.88m)
Window to rear. Fitted with matching range of base and eye level units with worktops over. Black composite sink with drainer and mixer tap. Built in electric oven. Four ring gas hob. Plumbed for automatic washing machine. Space for fridge freezer. Ceiling light. Radiator. Built in storage cupboard. Stairs to first floor. Stairs down to rear yard access.

Stairs and Landing
6'7" x 6'3" (2.00m x 1.91m)
Doors to all first floor rooms.

Bedroom One
11'3" x 12'8" (3.44m x 3.85m)
Window to front elevation. Built in storage cupboards. Ceiling light. Radiator.

Bedroom Two
7'7" x 9'3" (2.32m x 2.83m)
Window to rear elevation. Ceiling light. Radiator.

Bathroom
5'11" x 6'0" (1.81m x 1.84m)
Recently refitted with white three piece suite comprising of panelled bath with glass shower screen and mains fed shower over, WC, and wash hand basin with vanity unit under. Mirror with light. Heated towel rail. Ceiling lights.

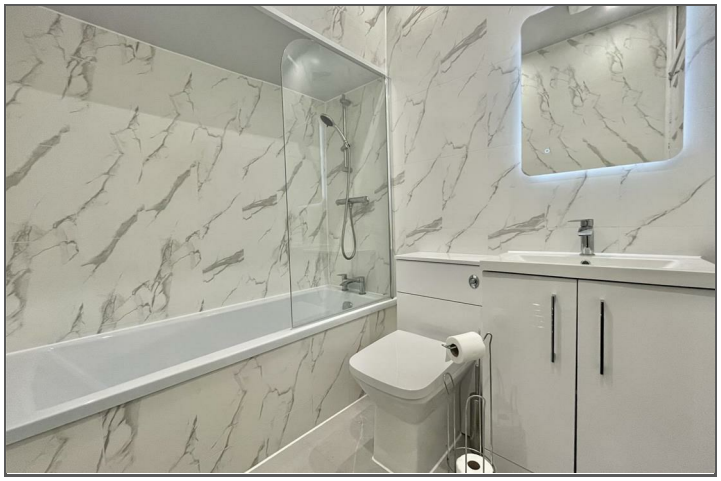
Lower Ground Floor
Door to rear yard.

Outside and Gardens
Private enclosed rear yard. A communal garden area can be accessed via garden gate.

Additional Information
Tenure: Freehold
Council Tax Band: A
EPC Rating: D




Thea







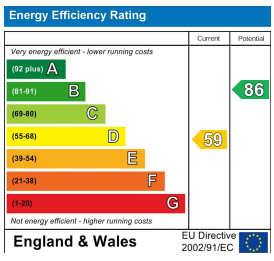


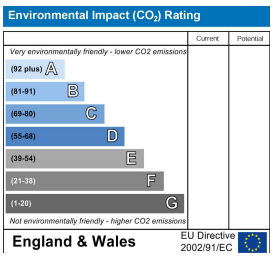




Viewing

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.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU
Lettings 0161 303 9886 **Sales** 0161 303 0778 **Email:** info@awilsonestates.com **www.awilsonestates.com**