



## Sand Street

Stalybridge, SK15 1UJ

Asking Price £155,000



Nestled in the charming area of Sand Street, Stalybridge, this delightful terraced house presents an excellent opportunity for first-time buyers seeking to make their mark on a new home. With two well-proportioned bedrooms and a comfortable reception room, this property offers a welcoming space for relaxation and entertaining.

The house features a bathroom that is ready for your personal touch, allowing you to create a sanctuary that reflects your style. The layout is practical and functional, making it easy to envision how you might transform the space to suit your needs.

Situated in a vibrant community, this property is conveniently located near local amenities, schools, and transport links, ensuring that everything you need is within easy reach. The potential for this home is immense, as it is ready for someone to put their stamp on it, making it a perfect canvas for those looking to create their ideal living environment.

Whether you are a first-time buyer or an investor looking for a promising opportunity, this terraced house on Sand Street is a must-see. Embrace the chance to turn this house into your dream home in the heart of Stalybridge.



### LIVING ROOM

The living room is at the front of the property and benefits from Laminate flooring, radiator, UPVC window and feature fireplace with living flame gas fire.

### KITCHEN DINING ROOM

The kitchen is at the rear of the property and benefits from a range of wall and base units with coordinating work surfaces. There is an integral hob, oven and hob. There is a radiator, UPVC window, door to the rear garden and staircase to the first floor.

### LANDING

The landing is providing access to the first floor and loft via hatch.

### MASTER BEDROOM

The master bedroom is at the front of the property and benefits from UPVC window and radiator.

### BEDROOM

The second double bedroom benefits from a UPVC window and radiator.

### BATHROOM

The bathroom has been fitted with a white suite comprising of panelled bath with overhead shower, pedestal sink and LLWC. The walls and floor are tiled.

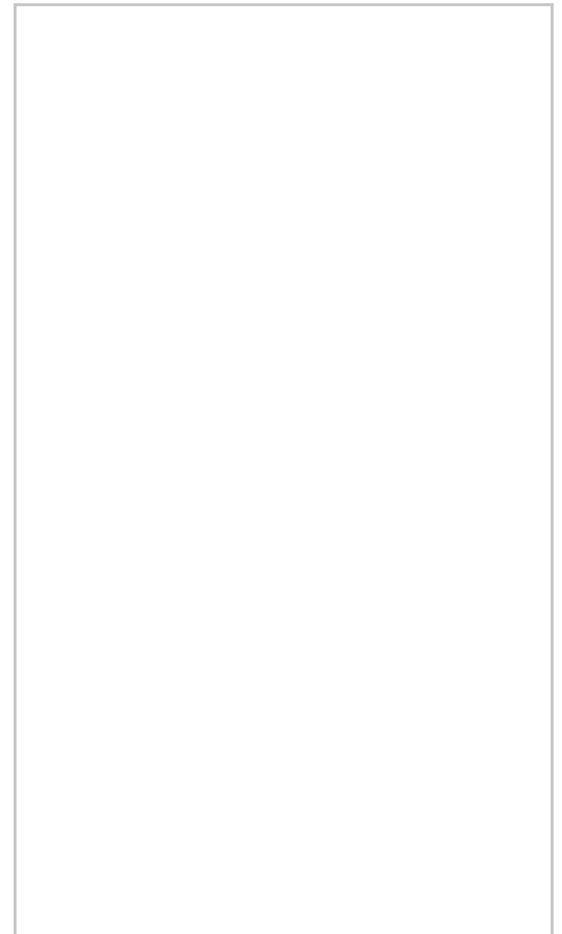
### ENCLOSED YARD

The enclosed garden is paved.

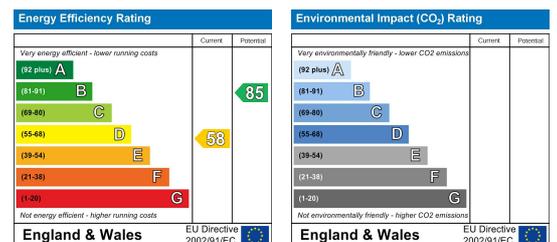
### Area Map



### 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.