home estate agents

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West Avenue, Stalybridge, SK15 1DF

Offers in the region of £169,950

Offered for sale with no vendor chain, this well-proportioned two-bedroom mid-terraced property presents an excellent opportunity for first-time buyers, young families or anyone looking for a property they can make their own. Ideally positioned within a popular residential area, the property is conveniently located for Stalybridge Town Centre, with its excellent range of shopping, leisure and recreational amenities, together with excellent commuter links via the town's bus and train stations.
With its convenient setting and scope for further improvement, this is a property offering both a comfortable home and an exciting opportunity to add your own style and personality.

Internally, the accommodation begins with an entrance vestibule leading into a welcoming lounge. To the rear is the kitchen with a pantry and provides access towards the rear garden.
To the first floor are two well-proportioned double bedrooms, along with a family bathroom.
Externally, the property benefits from a front garden, whilst to the rear is an enclosed, paved garden, providing a low-maintenance outdoor space ideal for relaxing, entertaining or enjoying during the warmer months.

With its excellent location, two double bedrooms, gardens to both front and rear and the significant advantage of no vendor chain, this property would make an ideal first-time purchase or an excellent opportunity for buyers looking for a home they can put their own stamp on. Early viewing is highly recommended to appreciate the potential and convenient location on offer.







GROUND FLOOR

Entrance Vestibule
3'2" x 3'3" (0.97m x 0.99m)
Door to front, door leading to:

Lounge
12'10" x 15'1" (3.92m x 4.60m)
Double glazed window to front, feature fireplace, radiator, door leading to:

Kitchen
12'7" x 15'1" (3.83m x 4.60m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading to pantry, door leading out to rear.

FIRST FLOOR

Landing
2'11" x 9'2" (0.89m x 2.79m)
Door leading to:

Bedroom 1
14'9" x 15'1" (4.49m x 4.60m)
Double glazed window to front, door to storage cupboard.

Bedroom 2
10'8" x 12'2" (3.25m x 3.70m)
Double glazed window to rear.

Bathroom
6'7" x 4'8" (2.01m x 1.41m)
Three piece suite comprising, panelled bath, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to rear.

OUTSIDE
Garden to the front. Enclosed paved garden to the rear.

DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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