



## **26a Cheetham Hill Road, Stalybridge, SK15 1TU**

**£285,000**

A Wilson Estates are thrilled to bring to the market this beautifully presented three bedroom detached true bungalow on Cheetham Hill Road - a real gem that's ready for you to move straight into.

Set back from the road, this home has a low maintenance resin driveway that provides that all important off road parking. The front door is located to the side and opens into a bright, welcoming hallway with a handy built in storage cupboard.

At the front of the property, you will find a light and spacious lounge with dual aspect windows that let in plenty of natural light. The open plan kitchen diner is a room which is sure to impress, with a fantastic open plan layout, modern white gloss cabinetry. and plenty of space for family meals or entertaining friends.

All three bedrooms can fit a double bed and are set towards the rear of the property for added peace and privacy. The current owners use the master bedroom as a second sitting room, and it's easy to see why - with double doors opening out onto a composite deck, it's the ideal place to enjoy your morning coffee or unwind in the evening.

# 26a Cheetham Hill Road

, Stalybridge, SK15 1TU

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## Property Comprises Of:

### Hall

Doors to lounge, kitchen, bathroom and storage.

### Lounge

11'10" x 15'6" (3.60m x 4.72m)

A bright and airy room thanks to the dual aspect windows to front and side elevations. Fitted carpets. Ceiling light. Radiator.

### Kitchen/Dining Room

21'9" x 15'4" (6.62m x 4.68m)

Two windows to side elevation. Door leading out to side of property. A stylish kitchen fitted with a matching range of base and eye level white gloss units with complimenting black quartz worktops. Built in electric oven with four ring electric hob and extractor hood over. Inset composite sink with mixer tap. Integrated washing machine and dishwasher. Space for american style fridge freezer. Spotlights to ceiling plus chandelier style ceiling light over dining area. Doors to all bedrooms.

### Bathroom

Window to side elevation. Fitted with three piece suite comprising walk in shower enclosure, WC and vanity unit with built in hand wash basin. Heated towel rail.

### Bedroom One

8'8" x 14'0" (2.63m x 4.27m)

Double doors leading out onto rear composite deck. Radiator. Ceiling light.

### Bedroom Two

8'9" x 11'7" (2.66m x 3.54m)

Window to rear elevation. Fitted carpet. Radiator. Ceiling light.

### Bedroom Three

8'2" x 10'2" (2.48m x 3.09m)

Window to front elevation. Fitted carpet. Radiator. Ceiling light.

### Outside and Gardens

Resin driveway parking to front. Low maintenance garden to side mainly laid with indian stone patio with additional lawn area laid with artificial turf. To the rear there is a private low maintenance garden with composite deck area, indian stone patio and artificial lawn area.

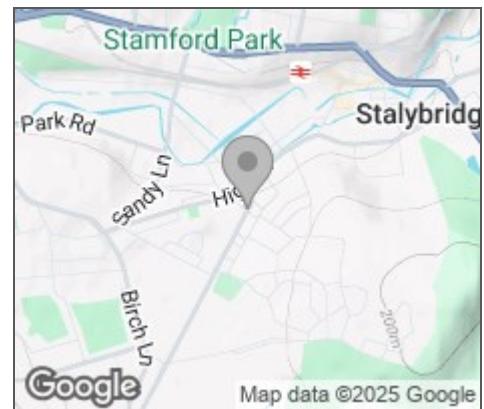
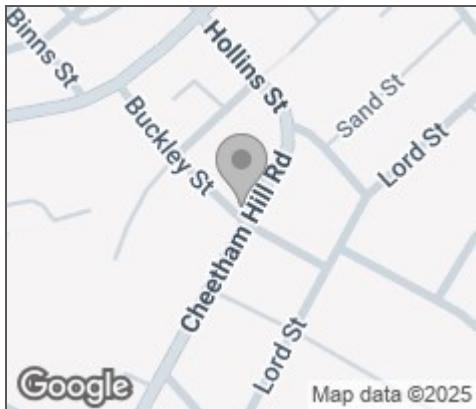
### Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: C





### Ground Floor

Approx. 78.2 sq. metres (841.7 sq. feet)



Total area: approx. 78.2 sq. metres (841.7 sq. feet)

### 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

**Lettings** 0161 303 9886 **Sales** 0161 303 0778 **Email:** [info@awilsonestates.com](mailto:info@awilsonestates.com) [www.awilsonestates.com](http://www.awilsonestates.com)