



## Robinson Street, Stalybridge, SK15 1TQ

### Offers over £145,000

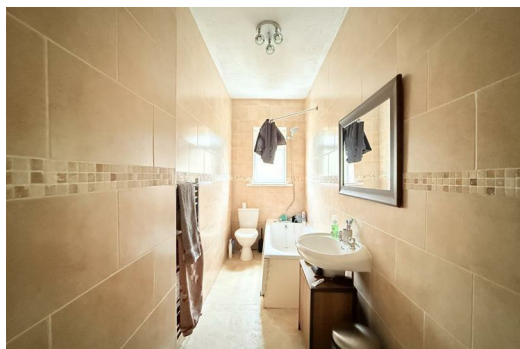
\*\*\* SELLING NO CHAIN \*\*\* Empty & vacant

Nestled on the charming Robinson Street in Stalybridge, this delightful mid-terrace house offers a perfect blend of character and modern convenience. Built in the early 1900s, the property boasts a spacious layout with two well-proportioned bedrooms, making it an ideal choice for first-time buyers or small families.

Upon entering, you are welcomed into a comfortable reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house features a three-piece bathroom suite, ensuring that your daily routines are both practical and pleasant.

One of the standout features of this property is its prime location. Just a mere seven-minute walk from Stalybridge train station, commuting to nearby towns and cities is both easy and efficient. Additionally, the house is conveniently situated close to local amenities, including shops, cafes, and parks, providing everything you need within easy reach.

This large two-bedroom terrace is not only a wonderful home but also a fantastic opportunity for those looking to step onto the property ladder. With its charming features and convenient location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home..



## GROUND FLOOR

### Living Room

13'0" x 12'0" (3.96m x 3.66m)

Double glazed window

### Kitchen

9'0" x 12'0" (2.74m x 3.66m)

Double glazed window to back of property

Under stair storage , bottom / top base cupboards . Electric oven / gas top .

## FIRST FLOOR

### Bedroom 1

10'11" x 12'0" (3.34m x 3.66m)

Double glazed Window to front.

### Bedroom 2

8'0" x 7'8" (2.43m x 2.34m)

Double glazed Window to rear

### Bathroom

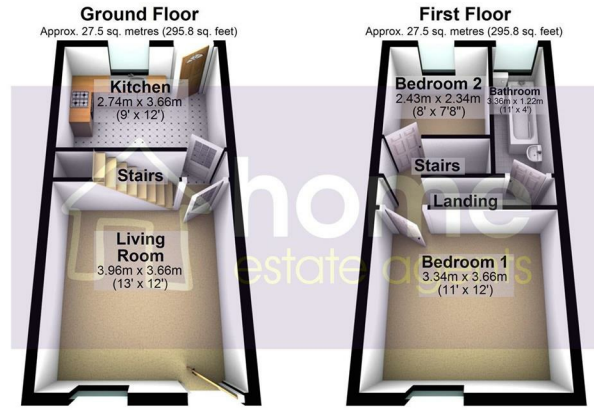
11'0" x 4'0" (3.36m x 1.22m)

Window to rear. 3 piece suite with bath and over head shower

## 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.



Total area: approx. 55.0 sq. metres (591.6 sq. feet)

