

67 Lord Street, Stalybridge, SK15 1TY

£220,000

Coming to the market having undergone an impressive programme of refurbishment and renovation, this three bedroom terrace on Lord Street offers stylish accommodation set over three floors. It's perfect for anyone seeking a home where everything is brand new - simply move in, unpack, and start enjoying your gorgeous new space.

As you approach, you are greeted by a low-walled front garden. Step through the front door into the lounge, finished in modern, neutral tones, creating a warm and inviting first impression. To the rear, the kitchen diner features shaker style cabinetry and oak block style worktops, with plenty of room for a dining table making it ideal for everyday living and entertaining. Beyond the kitchen is a rear hallway leading to a clever "Loo-tility" - a practical space with WC, plumbing for a washing machine, and room for a tumble dryer.

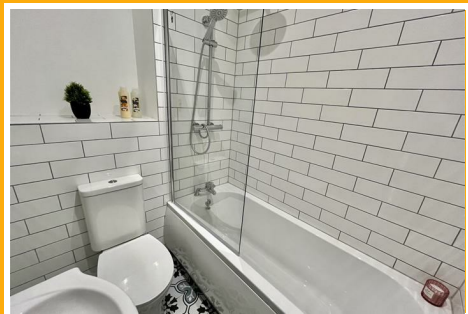
Head up to the first floor where you will find the main bedroom, a well appointed family bathroom, and a single bedroom - perfect as a nursery or home office.

Continuing up to the second floor, you'll discover a generous double bedroom with a Velux window. This would make an ideal space for a teenager seeking a little privacy or for guests.

67 Lord Street

, Stalybridge, SK15 1TY

£220,000



GROUND FLOOR

Lounge

13'0" x 12'8" (3.96m x 3.86m)

Window to front. Radiator. Fitted carpet. Ceiling light. Door to:

Kitchen/Diner

11'9" x 12'8" (3.58m x 3.86m)

Fitted with matching range of base and eye level shaker style units with coordinating worktops over. Matching breakfast bar area. Stainless steel inset sink with drainer and mixer tap. Built in electric oven with four ring electric hob and extractor hood over. Radiator. Downlights to ceiling. Window to rear elevation. Door to rear hallway.

Rear Hall

Door to rear yard. Stairs to first floor. Door to:

WC/Utility

7'7" x 5'8" (2.31m x 1.73m)

A handy WC/utility featuring space for automatic washing machine and space for tumble dryer with worktop over, WC, and hand wash basin with storage unit underneath. Window to side elevation. Wall mounted heated towel rail. Storage cupboard housing wall mounted ideal Combi boiler. Downlights to ceiling. Extractor fan. Herringbone style vinyl flooring.

FIRST FLOOR

Stairs and Landing

Doors to Master bedroom, bathroom, and bedroom 3. Stairs rising to second floor.

Master Bedroom

13'0" x 12'4" (3.96m x 3.76m)

A generous double bedroom with fitted carpets, double radiator, ceiling light, and window to front elevation.

Bedroom Three

8'11" x 7'5" (2.72m x 2.26m)

Window to rear elevation. Ceiling light. Radiator.

Bathroom

Fitted with white three-piece suite comprising panelled bath with glass shower screen and main fed shower over, WC, and vanity unit with inset sink. Part tiled with subway style wall tiles. Heated towel rail. Downlights to ceiling. Extractor fan.

SECOND FLOOR

Bedroom Two

16'2" x 12'10" (4.93m x 3.91m)

A double bedroom featuring fitted carpets, double radiator, skylight to ceiling, and ceiling light.

Outside and Gardens

Small private enclosed yard to rear laid with patio.

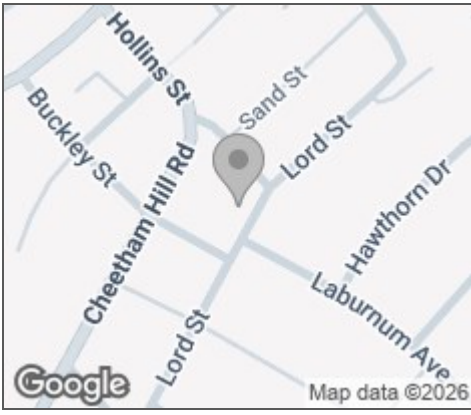
Additional Information

Tenure: Freehold

EPC Rating: E (Please note this EPC rating is from pre-refurbishment)

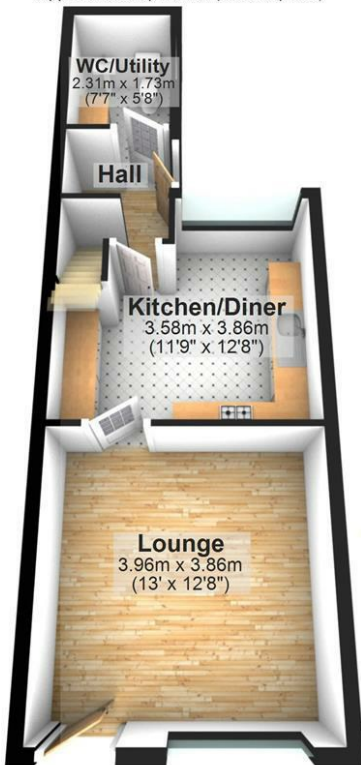
Council Tax Band: A





Ground Floor

Approx. 35.9 sq. metres (386.8 sq. feet)



WC/Utility
2.31m x 1.73m
(7'7" x 5'8")

Hall

Kitchen/Diner
3.58m x 3.86m
(11'9" x 12'8")

Lounge
3.96m x 3.86m
(13' x 12'8")

First Floor

Approx. 30.3 sq. metres (326.7 sq. feet)



Bedroom 3
2.72m (8'11")
x 2.26m (7'5") max

Landing

Bathroom
1.63m x 2.16m
(5'4" x 7'1")

Master
Bedroom
3.96m (13') max
x 3.76m (12'4")

Second Floor

Approx. 19.5 sq. metres (209.8 sq. feet)



Bedroom 2
4.93m (16'2") max
x 3.91m (12'10") max

Total area: approx. 85.8 sq. metres (923.3 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	48	England & Wales
			EU Directive 2002/91/EC

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 firm's 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