



16 Windermere Road, Stalybridge, SK15 1EF

£1,100 Per Month

A Wilson Estate are delighted to offer To Let this beautifully refurbished two bedroom home on Windermere Road in Stalybridge.

Just awaiting the final external finishing touches, the property offers spacious accommodation throughout with a large open plan living and dining area, two double bedrooms, garden, and driveway parking for two vehicles.

Windermere Road is well placed for everyday family life, with local shops, schools and amenities close by, whilst Stalybridge town centre is just a short drive away. Here you'll find a good choice of independent shops, cafés, bars and restaurants, as well as Stalybridge train station with direct services into Manchester City Centre and beyond.

Please contact A Wilson Estates to arrange a viewing appointment.

Briefly, the property comprises:~

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, Stalybridge, SK15 1EF

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Entrance Hallway

uPVC double-glazed door to front elevation. Lighting, radiator, and tiled flooring.

Open Plan Lounge and Dining Area

uPVC double-glazed door to rear elevation and window to front elevation. Lighting, radiators, blinds, and laminate flooring.

Kitchen

uPVC double-glazed door to rear elevation and window to side elevation. Fitted wall and base units with coordinating work surfaces. Composite single sink unit with mixer tap. Integrated electric oven and induction hob with extractor over. Lighting, blinds, tiled flooring, and under-stair storage cupboard.

Stairs and Landing

uPVC double-glazed window to side elevation. Wooden handrail. Lighting, carpet, blinds, and loft access.

Bedroom One

uPVC double-glazed window to front elevation. Lighting, radiator, carpet, blinds, and built-in storage cupboard.

Bedroom Two

uPVC double-glazed window to rear elevation. Lighting, radiator, carpet, and blinds.

Bathroom

uPVC double-glazed window to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap and vanity unit, and enclosed shower cubicle with

mains-fed shower over. Part-tiled walls, heated towel rail, LED mirror, lighting, and vinyl flooring.

Externally

Driveway parking to the front. Garden to the rear.

Additional Information

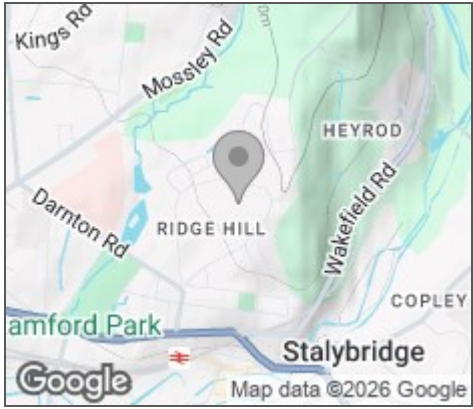
Council Tax Band : A

EPC Rating : C

Holding Deposit : £253

STRICTLY NO SMOKING POLICIES APPLY





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		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		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 firms employment has the authority to make or give any representation or warranty in respect of the property.