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17 Hamilton Street, Stalybridge, SK15 1LL

Offers Over £155,000

Situated on Hamilton Street in Stalybridge, this two bedroom terraced home offers accommodation that would make an excellent first purchase or a straightforward addition to a buy to let portfolio. The property is also offered to the market with no vendor chain, allowing for a potentially quicker move once the usual surveys and conveyancing are completed.

Step inside through the entrance vestibule, which opens into a comfortable lounge. To the rear of the property you'll find the kitchen, with door leading out to the rear yard.

Upstairs, the first floor provides two bedrooms along with a bathroom fitted with a clean white suite.

Outside, the property benefits from a private enclosed yard to the rear, offering a private outdoor space that is easy to maintain.

The location is particularly convenient. Stalybridge train station is within easy walking distance, making it a great option for commuters. Stamford Park and Boating Lake are also close by, along with Tameside General Hospital and the town centre with its range of shops, cafés and amenities. For families, the property sits within the catchment

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Entrance Vestibule
Door to:

Living Room
13'5" x 13'4" (4.10m x 4.06m)
Window to front elevation. Radiator. Ceiling light.
Door to:

Kitchen
12'3" x 10'4" (3.73m x 3.14m)
Window to rear elevation. Fitted with matching range of base and eye level units with coordinating worktops over. Space for fridge freezer. Plumbed for automatic washing machine. Built in electric oven with four ring gas hob and extractor hood over. Stainless steel sink with drainer and mixer tap. Access to under stairs storage cupboard. Stairs to first floor. Door to rear garden.

Stairs and Landing
Doors to bedrooms and bathroom.

Bedroom One
13'0" x 13'4" (3.97m x 4.06m)
Window to front elevation. Radiator. Ceiling light.

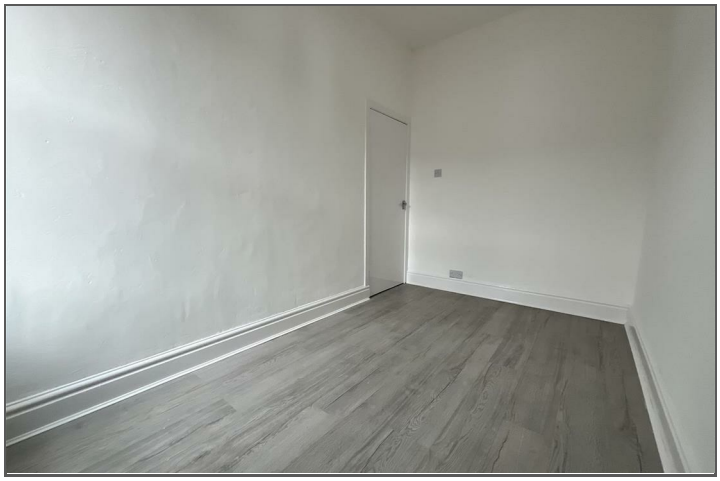
Bedroom Two
12'8" x 7'1" (3.86m x 2.16m)
Window to rear elevation. Radiator. Ceiling light.

Bathroom
Fitted with white three piece suite comprising of white panelled bath with shower head over, hand wash basin and WC. Ceiling light. Window to rear elevation.

Outside and Gardens
Private enclosed rear yard.

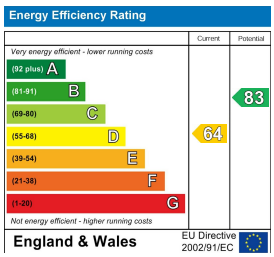
Additional Information
Tenure: Freehold
EPC Rating: D
Council Tax Band: A

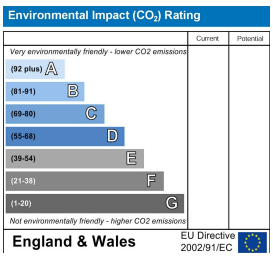
Tel: 0161 303 0778



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.





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