



## 88 Stocks Lane, Stalybridge, SK15 2NU

### Offers Over £335,000

A Wilson Estates are delighted to offer for sale this impressive three bedroom Victorian terrace offering spacious and versatile accommodation arranged over three floors, along with a useful cellar for storage. Situated on Stocks Lane, within walking distance of Stalybridge town centre, this home is ideally placed for a wide range of local amenities.

A neat walled front garden leads to the front door and into a generous entrance vestibule, ideal for coats and footwear. Just off the hallway is a characterful living room featuring high ceilings, a feature fireplace, and a box bay window with traditional sash windows. Open plan from the hallway there is a lounge which benefits from a log burning stove with stone surround and slate hearth, creating a warm and inviting space.

To the rear, the kitchen diner offers a fantastic social space, with a dining area enjoying bi-fold doors opening to the yard. The kitchen is well designed with a breakfast bar and leads through to a separate utility area.

The first floor has a spacious master bedroom to the front, originally two bedrooms and offering potential to be reverted if required. A second double bedroom sits to the

# 88 Stocks Lane

, Stalybridge, SK15 2NU

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## PROPERTY BRIEFLY COMPRISSES OF:

### LOWER GROUND FLOOR

#### **Cellar**

17'8" x 4'1" (5.38m x 1.25m)

Open plan, door to:

### GROUND FLOOR

#### **Entrance Vestibule**

Window to side, door.

#### **Hallway**

Open plan, door to:

#### **Living Room**

13'10" x 11'8" (4.22m x 3.56m)

Box window to front, fireplace, door to:

#### **Lounge**

13'11" x 16'1" (4.24m x 4.90m)

Window to rear, fireplace, stairs.

#### **Dining Room**

10'10" x 8'9" (3.30m x 2.67m)

Open plan, bi-fold door, door to:

#### **Kitchen**

12'3" x 6'7" (3.73m x 2.01m)

Fitted with a matching range of base and eyelevel gloss units with coordinating dark wood style worktops over. Eyelevel Neff electric oven and grill. Enough induction hob with extra extractor hood over. Inset fridge freezer. Plumbed for dishwasher. Composite sink with drainer and mixer tap over. Downlights to ceiling. Window to side elevation. window to side, open plan, door to:

### **Utility**

4'1" x 6'7" (1.24m x 2.01m)

Fitted with a matching range of base and eyelevel units with coordinating dark wood style worktops over. Plumbed for automatic washing machine. Inset stainless steel sink with mixer tap over. Spotlight to ceiling. Window to side elevation. window to side.

### **FIRST FLOOR**

#### **Bedroom One**

14'3" x 16'2" (4.34m x 4.93m)

Two windows to front, two double radiators, door to:

#### **Bedroom Two**

11'4" x 10'8" (3.45m x 3.25m)

Window to rear, door to:

#### **Landing**

17'6" x 5'1" (5.33m x 1.55m)

Door to:

#### **Bathroom**

10'10" x 8'9" (3.30m x 2.67m)

Window to rear, Fitted with a four piece suite comprising of freestanding bath with mixer taps, walk in shower enclosure, mixer taps, walk in shower enclosure with rainfall head shower and separate handheld attachment, wash hand basin, and WC. Victorian style radiator and towel rail. Tiled flooring. Part tiled walls. Window to rear elevation. Two lights to ceiling. door to:

### **SECOND FLOOR**

## **Bedroom Three**

11'8" x 16'1" (3.56m x 4.90m)

Window to front, two skylights, double radiator, door to:

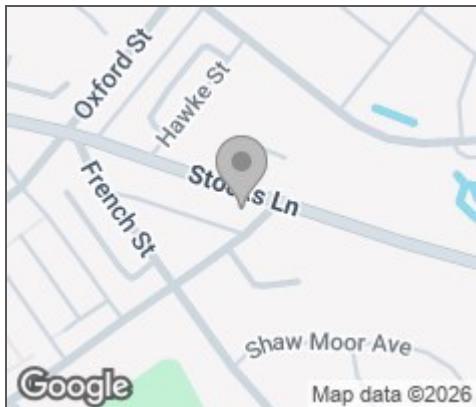
## **En-suite**

Door to:

## **Storage**

## **Outside & Gardens**





## 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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