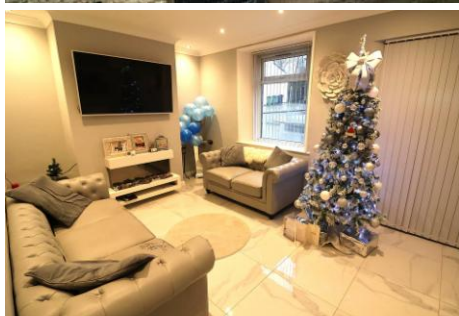


401 Huddersfield Road, Stalybridge, SK15 3ET



- CHAIN FREE
- Two DOUBLE Bedrooms
- Large Kitchen/Diner
- Versatile Cellar Room
- Lounge with Feature Fireplace
- Close to Shops, Schools & Transport Links
- Access to rear parking area (not included in the deeds)
- Close to Stalybridge Country Park
- Ideal First Home / BTL Investment
- Sold with Vacant Possession or Tenant in Situ

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MAIN DESCRIPTION

CHAIN FREE

Located on the popular Huddersfield Road, this well-presented home enjoys a highly convenient setting with easy access to local shops, schools, and excellent transport links, ideal for commuters. A particular highlight is the close proximity to Stalybridge Country Park, offering beautiful green open spaces, woodland walks, reservoirs, and scenic trails right on the doorstep, perfect for outdoor enthusiasts and those seeking a balance between town and countryside.

In brief, the accommodation comprises: lounge, kitchen diner, cellar, two double bedrooms, and a three-piece bathroom. The property is offered either with a tenant in situ or with vacant possession, making it equally suitable for first-time buyers or investors looking for a home in a sought-after and well-established location.

Externally there is access to rear parking area (not included in the deeds)



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LOUNGE

14' 2" x 9' 8" (4.32m x 2.95m) uPVC double-glazed external door and window to the front elevation. Feature fireplace, ceiling spotlights, wall-mounted radiator, and attractive tiled flooring. Opening through to the kitchen diner.

KITCHEN/DINER

14' 2" x 14' 1" (4.32m x 4.29m) A generously sized room with a range of high and low fitted kitchen units, contrasting work surfaces, and splash back tiling. Integrated electric oven, four-ring gas hob with over hob extractor fan, plumbing for an automatic washing machine, and stainless-steel sink with drainer and mixer tap. Boiler housing and stairs leading to the first-floor accommodation. Ceiling spotlights, wall-mounted radiator, uPVC double-glazed window, and external door to the rear elevation.

CELLAR

12' 4" x 9' 9" (3.76m x 2.97m) A great-sized, versatile room featuring three wall light points, fitted storage cupboard, wall-mounted radiator, window, and power points.

FIRST FLOOR LANDING

Stairs rising from the ground floor with ceiling spotlights and internal doors leading to the first-floor accommodation.

MAIN BEDROOM

14' 2" x 9' 9" (4.32m x 2.97m) A generous double bedroom with high ceilings, ceiling spotlights, wall-mounted radiator, and uPVC double-glazed window to the front elevation.

BEDROOM TWO

11' 7" x 8' 0" (3.53m x 2.44m) A further spacious double bedroom with uPVC double-glazed window to the rear elevation, ceiling light, and wall-mounted radiator.



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BATHROOM

8' 4" x 5' 5" (2.54m x 1.65m) A three-piece suite comprising a low-level WC, pedestal wash hand basin, and bath with over-bath shower and shower boarding. Wall-mounted chrome heated towel rail, ceiling light, and uPVC double-glazed window to the rear elevation.

EXTERNAL

Externally there is access to rear parking area (not included in the deeds)

DISCLAIMER

The vendor has advised the following:

Property Tenure - Leasehold

Annual Ground Rent - £2.50

Leasehold Term – 999 years with approx. 920 years remaining

EPC Rate - D

Council Tax Band Rating - A

Council - Tameside Borough Council

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