



## Huddersfield Road, Stalybridge, SK15 3ET

Price £170,000

Nestled on the charming Huddersfield Road in Millbrook, Stalybridge, this delightful mid-terrace house, built in 1860, offers a unique blend of character and modern living. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is perfect for small families or couples seeking a cosy home.

The two bedrooms are thoughtfully designed, ensuring comfort and tranquillity, while the bathroom is conveniently located to serve the needs of the household. The property retains some of its original features, adding to its charm and appeal, while also providing the opportunity for personal touches to make it your own.

Situated in a vibrant community, this home is well-connected to local amenities, schools, and transport links, making it an ideal choice for those looking to enjoy the best of both town and countryside living. Whether you are a first-time buyer or seeking a rental investment, this property presents a wonderful opportunity to own a piece of history in a desirable location. Don't miss the chance to view this charming home that perfectly balances period features with modern convenience.



## GROUND FLOOR

### Entrance Vestibule

Door to:

### Living Room

12'8" x 13'10" (3.86m x 4.22m)

Window to front, door to:

### Dining Room

9'10" x 6'7" (2.99m x 2.00m)

Window to rear, stairs.

### Kitchen

8'10" x 7'3" (2.68m x 2.22m)

Window to rear, door to:

## FIRST FLOOR

### Landing

Double door, door to:

### Bedroom 1

12'8" x 13'10" (3.86m x 4.22m)

Window to front, radiator, door to:

### Bedroom 2

9'10" x 7'11" (2.99m x 2.41m)

Window to rear, radiator, door to:

### Bathroom

Window to side, radiator.

### Cupboard

### BASEMENT - Cellar

9'10" x 11'3" (2.99m x 3.42m)

Stairs.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building

society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 79.1 sq. metres (851.6 sq. feet)

