



56 Ridge Hill Lane, Stalybridge, SK15 1NF

£175,000

Are you looking for a home that's spacious, modern, and perfect for commuting? This three bedroom end terrace on Ridge Hill Lane might be exactly what you've been searching for. Set across three floors, it's bigger than it looks from the outside and has been thoughtfully refurbished by the current owners, so it's move in ready. Even better, it's chain free, so the process could be nice and straightforward (subject to survey and legal work).

Step inside and you'll find a welcoming entrance vestibule leading into a cosy lounge. At the back of the house, the kitchen diner has been completely refitted and offers plenty of room for a family table, ideal for mealtimes or entertaining. A utility room to the rear of the property completes the ground floor.

Up on the first floor, there's the main bedroom, a second bedroom, and the family bathroom. Head up again to the second floor and you'll discover a fantastic third bedroom, with great head height. As part of the original design of the property, it makes a brilliant loft room, perfect as a teenagers retreat, guest space, or even a home office.

Outside there is a small private rear yard.

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, Stalybridge, SK15 1NF

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GROUND FLOOR

Entrance Vestibule

Door to:

Lounge

13'1" x 14'2" (3.99m x 4.32m)

Window to front. Ceiling light. Radiator. Door to:

Kitchen/Diner

13'8" x 15'1" (4.16m x 4.61m)

Fitted with a matching range of base and eyelevel units with coordinating worktops over. Built in electric oven with four gas hob and extractor over. Wall mounted Combi boiler. Stainless steel sink with drainer and mixer tap. Space for fridge freezer. Strip light to ceiling. Double radiator. Window to rear elevation. Open plan to utility area. Stairs to first floor.

Utility

9'10" x 6'7" (3.00m x 2.01m)

A blank canvas ideal for use as a utility room. Double radiator. Window to side elevation. Door leading to yard area. window to side, double radiator, door.

FIRST FLOOR

Bedroom One

13'1" x 14'6" (3.99m x 4.41m)

Window to front, double radiator, Fitted carpet. Ceiling light. Radiator. Window to front elevation. door to:

Bathroom

4'10" x 9'5" (1.47m x 2.86m)

Fitted with white three-piece suite comprising of panelled bath with glass shower screen and main fed shower over, WC, and vanity unit with inset wash handbasin. Double radiator. Extractor. Ceiling light. door to:

Bedroom Three

7'11" x 8'11" (2.41m x 2.72m)

Window to rear. Ceiling light. Radiator.

Landing

Window to rear, radiator. Stairs to second floor.

SECOND FLOOR

Bedroom Two

18'3" x 13'10" (5.56m x 4.21m)

Skylight, double radiator. Ceiling light.

Outside and Gardens

Private enclosed yard to rear.

Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A





Ground Floor

Approx. 42.6 sq. metres (458.0 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



Second Floor

Approx. 23.6 sq. metres (254.5 sq. feet)



Total area: approx. 101.6 sq. metres (1093.9 sq. feet)

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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