



85 Hamilton Street, Stalybridge, SK15 1LN

£850 Per Month

A Wilson Estates are pleased to offer To Let this two bedroomed mid terrace property on Hamilton Street in Stalybridge currently undergoing a refresh. Conveniently located close to local amenities, transport connections and schools. Briefly the accommodation comprises; lounge and modern dining kitchen to the ground floor. Two bedrooms and bathroom to the first floor. To the rear of the property is a small enclosed yard. This property is uPVC double glazed and warmed via gas central heating.

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, Stalybridge, SK15 1LN

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Lounge

uPVC double glazed door and window to front elevation. Lighting, radiator, carpet, and blinds.

Council Tax Band : A

EPC Rating : TBC

Kitchen

uPVC double glazed door and window to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Freestanding gas oven and hob. Part tiled walls, lighting, radiator, blinds, and vinyl flooring.

STRICTLY NO PETS AND SMOKING POLICIES APPLY

Stairs and Landing

Wooden handrail, lighting, carpet, and loft access.

Bathroom

Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with mains fed shower over. Part tiled walls, lighting, radiator, vanity unit, and vinyl flooring.

Bedroom One

uPVC double glazed window to front elevation. Lighting, radiator, carpet, blinds, and built in wardrobe.

Bedroom Two

uPVC double glazed window to rear elevation. Lighting, radiator, carpet, blinds, and built in storage cupboard.

Externally

Enclosed yard to rear.

Additional Information





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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.