



## 262 Huddersfield Road, Stalybridge, SK15 3DZ

**£220,000**

Welcome to Huddersfield Road - if your looking at starting 2026 with a newly refurbished property then this could be the one for you.

Once you step into the property the the fresh and neutral décor creates a light and airy backdrop with farmhouse style internal doors and fresh flooring throughout. The dining kitchen is a fantastic space with its modern, sage coloured kitchen.

To the rear of the property there is outside space perfect for enjoying far reaching views throughout the seasons.

The thoughtful programmes of works has created a floorplan to include utility area, third bedroom and even potential for off road parking. All fantastic features to have for a range of purchasers from those looking to buy for the very first time or even growing families.

The property is being sold with no forwarding which could enable a swift purchase subject to mortgage lenders and conveyancers.

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, Stalybridge, SK15 3DZ

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## Entrance Vestibule

Composite double-glazed door to front elevation. Carpet.

## Lounge

uPVC double-glazed window to front elevation. Lighting, radiator, carpet, and blinds (to be fitted).

## Dining Kitchen

uPVC double-glazed window to rear elevation. Fitted wall and base units with coordinating work surfaces. Composite one and a half bowl sink with mixer tap. Integrated electric oven and hob with extractor over. Lighting, radiator, laminate flooring, and under stair storage cupboard.

## Utility Room

Composite double-glazed door and window to side elevation. Fitted work surface. Lighting, radiator, and laminate flooring.

## Stairs & Landing

Wooden handrail, lighting, carpet, and loft access.

## Main Bedroom

uPVC double-glazed window to rear elevation. Lighting, radiator, and carpet.

## Bedroom Two

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

## Bedroom Three

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

## Family Bathroom

uPVC double-glazed window to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap and vanity unit, and panelled bath with mains-fed shower over. Part tiled walls, heated towel rail, lighting, and tiled flooring.

## Externally

Garden to rear

## Additional Information

Council Tax Band : B

EPC Rating : E - new EPC being completed following refurbishment







Total area: approx. 81.9 sq. metres (881.2 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		69	80
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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