



63 Lord Street,, SK15 1TY

£200,000

Welcome to Lord Street, where this garden-fronted mid-terrace home offers stylish accommodation arranged over three floors. With two bedrooms, a generous loft room, and a detached garage to the rear, this home is much larger than your average terrace and would make an ideal first purchase for anyone looking to take their first step onto the property ladder.

As you approach, you are welcomed by a low-walled front garden. Step inside and into the lounge, beautifully presented in modern, neutral tones to create a warm and inviting first impression. To the rear of the property, the kitchen diner features contemporary white gloss cabinetry with matching worktops. With space for a dining table, it's a practical setting for everyday family life as well as entertaining friends.

The first floor comprises a master bedroom, a well appointed family bathroom, and a second generous bedroom.

From the landing, stairs rise to the second floor where you'll find a spacious loft room, flooded with natural light from two Velux windows. This versatile space is ideal as a home office, hobby room, dressing room, or occasional guest room, offering flexibility to suit a variety of lifestyles.

63 Lord Street, Stalybridge, SK15 1TY

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Lounge

13'7" x 12'8" (4.14m x 3.86m)

Window to front elevation. Feature fireplace with inset living flame effect electric fire. Double radiator. Downlights to ceiling. LVT flooring. Door leading to.

Kitchen

11'11" x 9'11" (3.63m x 3.02m)

Fitted with matching range of base and eye level white gloss units with coordinating worktops over. Built in electric oven with four ring electric hob and extractor over. Plumbed for automatic washing machine. Under counter fridge. Stainless steel sink with drainer and mixer tap. Access to under stairs storage where freezer can be found. Window to rear elevation. Downlights to ceiling. Door leading out to rear garden. Stairs to first floor.

First Floor Landing

15'4" x 5'9" (4.68m x 1.75m)

Doors to bedrooms and bathroom. Ceiling light. Stairs to first floor.

Bedroom One

6'7" x 12'11" (2.00m x 3.94m)

Fitted carpet. Window to front elevation. Double radiator. Ceiling light.

Bedroom Two

12'0" x 7'0" (3.67m x 2.13m)

Fitted carpet. Window to rear elevation. Double radiator. Ceiling light.

Bathroom

5'1" x 9'11" (1.54m x 3.01m)

Fitted with white three piece suite comprising of panelled bath with glass shower screen and main fed shower over, hidden cistern WC, and vanity unit with inset wash hand basin. Downlights to ceiling. Chrome heated towel rail. Extractor.

Second Floor Landing

Door to:

Loft Room

16'0" x 9'11" (4.88m x 3.01m)

Two skylights to ceiling. Radiator. Ceiling light. Storage into eaves.

Outside and Gardens

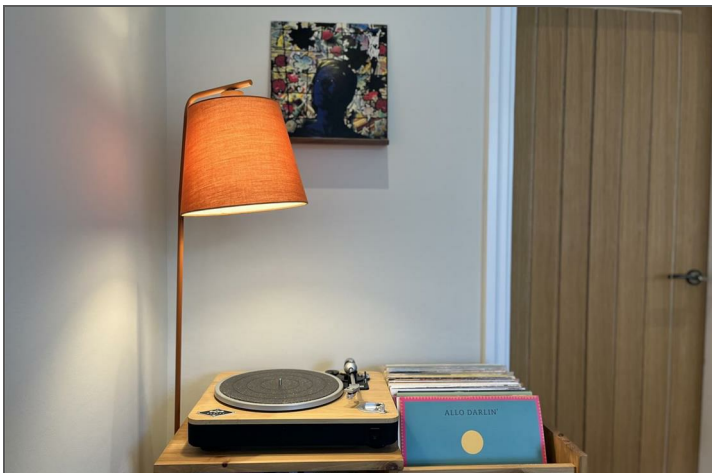
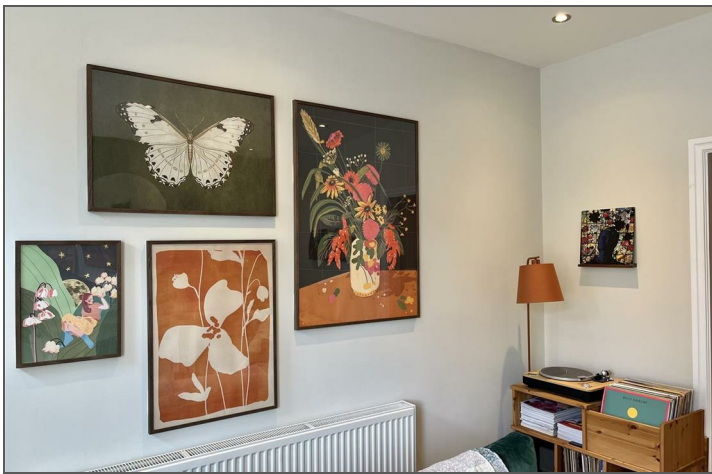
Small private enclosed yard to rear laid with patio. From here steps lead down to communal area where garage is located.

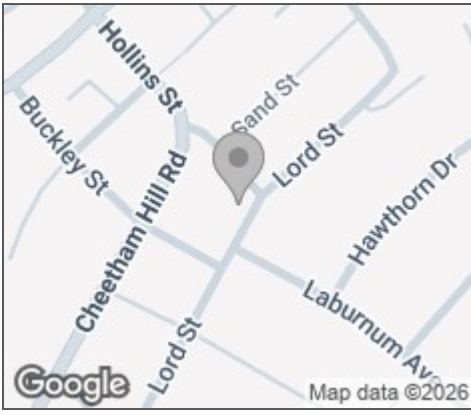
Additional Information

Tenure: Freehold

EPC Rating: C

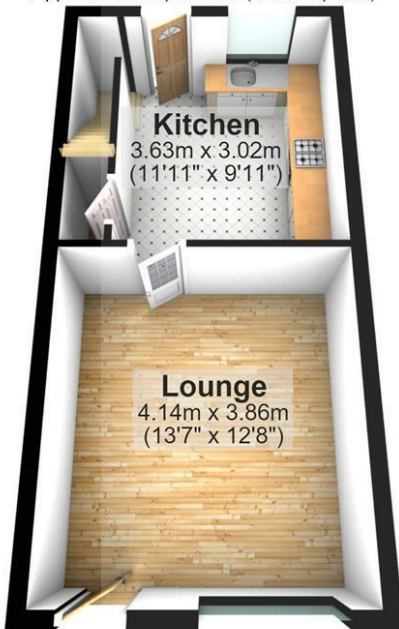
Council Tax Band: A





Ground Floor

Approx. 29.7 sq. metres (320.0 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.6 sq. feet)



Second Floor

Approx. 19.8 sq. metres (213.1 sq. feet)



Total area: approx. 80.1 sq. metres (861.7 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		Environmental Impact (CO ₂) Rating	
	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	85	England & Wales
		73	EU Directive 2002/91/EC

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