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## Croft Street, Stalybridge, SK15 2LX

This well-proportioned traditional two-bedroom middle-terraced property is situated in a most popular and convenient location within walking distance of Stalybridge town centre with its associated amenities and excellent commuter links.

Whilst in need of some general updating, the property has been well maintained and is, in our opinion, ideally suited to a first-time buyer and offered for sale with No Onward Chain.

**Offers Over £165,000**

National Association of Estate Agents NAEA

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& PROPERTY MANAGEMENT SPECIALISTS

RICS

# Croft Street, Stalybridge, SK15 2LX

- Two-Bedroom Middle-Terraced Property
- Well Maintained
- uPVC Double-Glazing and Gas-Fired Central Heating Throughout
- No Forward Vendor Chain
- Well Regarded Residential Location
- Well-Proportioned Accommodation
- Excellent Commuter Links
- Good Accessibility To Local Amenites
- Feature Fireplaces
- Internal Inspection Highly Recommended

## The Accommodation Briefly Comprises:

Lounge with feature fireplace, dining kitchen. To the first floor there are two well-proportioned bedrooms each with feature fireplaces, shower room/WC with white suite.

Externally, there is a fully enclosed flagged rear yard area with useful brick store.

The property is within easy reach of Stalybridge town centre with its wide range of shopping and recreational amenities which also boasts several new restaurants and bars. The town centre's bus and train stations provide excellent commuter links.

## The Accommodation In Detail Comprises:

## GROUND FLOOR

### Lounge

15'2 x 13'1 (4.62m x 3.99m)
uPVC double-glazed front door and window, laminate flooring, feature fireplace with a living flame coal effect gas fire, central heating radiator.

### Dining Kitchen

12'1 x 9'11 (3.68m x 3.02m)
One and a half bowl sink unit, a range of wall and floor mounted units, plumbing or automatic washing machine, understairs storage cupboard, laminate flooring, part tiled, uPVC double-glazed rear door and window, central heating radiator.

## FIRST FLOOR

### Landing

Loft access with pulldown ladder and light.

### Bedroom 1

15'2 x 13'1 (4.62m x 3.99m)
Feature fireplace, uPVC double-glazed window, central heating radiator.

### Bedroom 2

10'0 x 8'4 (3.05m x 2.54m)
Feature fireplace, uPVC double-glazed window, central heating radiator.

### Shower Room/WC

White suite having shower cubicle, low-level WC, wash hand basin with vanity storage unit below, uPVC double-glazed window, central heating radiator.

## EXTERNAL

To the rear there is a fully enclosed flagged rear yard with useful brick storage outbuilding.

## TENURE

Tenure is Freehold - Solicitors to confirm.

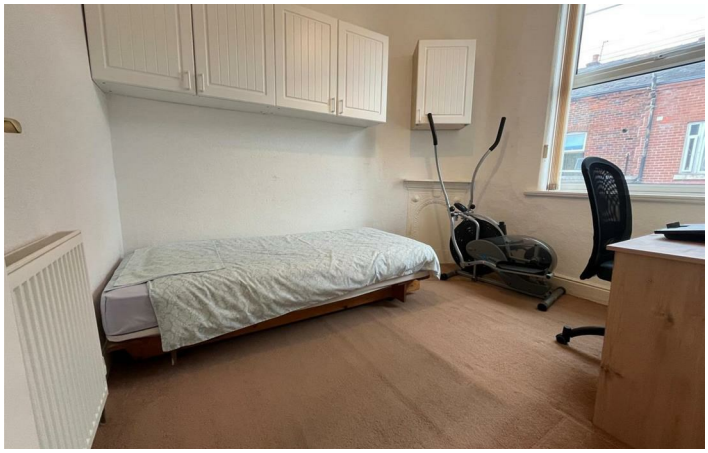
## COUNCIL TAX

Council Tax Band "A".

## VIEWINGS

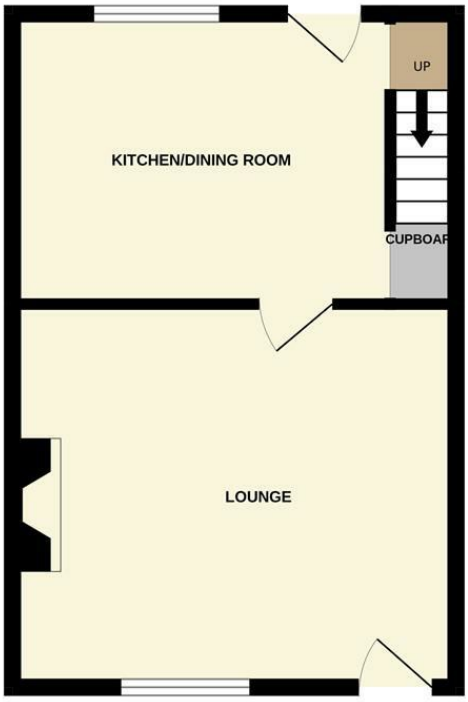
Strictly by appointment with the Agents.

## Directions

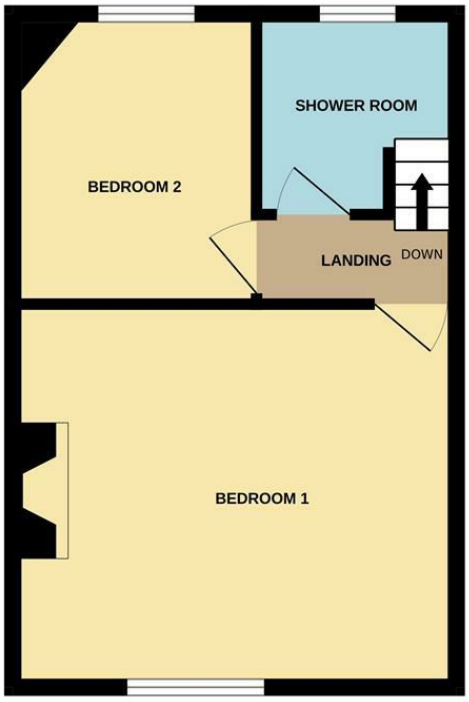


# Floor Plan

GROUND FLOOR




1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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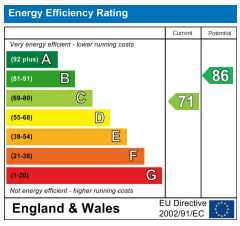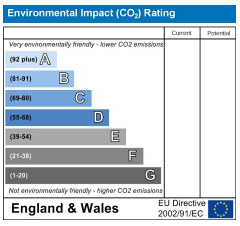
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