



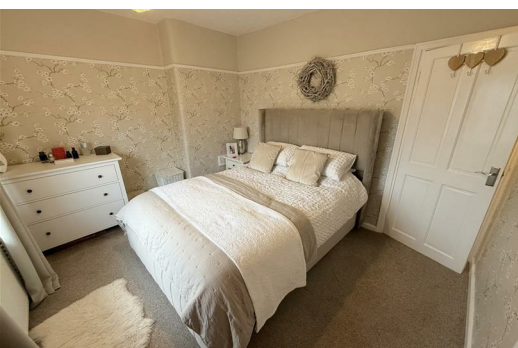
Lancaster Avenue, Stalybridge, SK15 1BT

Offers in the region of £215,000

Situated on Lancaster Avenue in the charming town of Stalybridge, this immaculate mid-terrace house presents an excellent opportunity for first-time buyers or those looking to downsize. The property boasts two well-proportioned bedrooms, providing ample space for comfortable living. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a modern bathroom, ensuring convenience and style for everyday use. Its prime location is a significant advantage, as it is just a five-minute walk to the local train station, making commuting a breeze. Additionally, the vibrant Stalybridge Town Centre is also within a short stroll, offering a variety of shops, cafes, and amenities to cater to your daily needs.

Families will appreciate the proximity to both primary schools, making this property an ideal choice for those with children. With its blend of comfort, convenience, and a desirable location, this home is a fantastic find in the heart of Stalybridge. Don't miss the chance to make this delightful property your own.



GROUND FLOOR

Entrance Hall

13'0" x 3'9" (3.97m x 1.14m)

Door to front, stairs leading to first floor, door, leading to:

Living Room

13'0" x 12'0" (3.97m x 3.66m)

Double glazed box window to front, door leading to:

Kitchen/Dining Room

6'0" x 15'1" (1.84m x 4.59m)

Fitted with a matching range of base and eye-level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor fan over, double glazed window to rear, door leading out to rear.

FIRST FLOOR

Landing

7'1" x 2'6" (2.17m x 0.76m)

Doors leading to:

Bedroom 1

9'1" x 11'9" (2.77m x 3.57m)

Double glazed window to front, doors to storage cupboard.

Bedroom 2

9'11" x 10'2" (3.03m x 3.10m)

Double glazed window to rear.

Bathroom

7'0" x 4'0" (2.13m x 1.23m)

Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, double glazed window to rear.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building

society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 53.6 sq. metres (576.6 sq. feet)

