



## **130 Huddersfield Road, Stalybridge, SK15 3DL**

**Offers Over £185,000**

Looking for a home that's move in ready with nothing to do but unpack and relax? Then this beautifully refurbished two bedroom end terrace on Huddersfield Road in Stalybridge might just be exactly what you've been searching for.

From the moment you step inside, you'll notice how fresh and welcoming it feels. The entrance vestibule leads you into a cosy lounge, complete with brand new carpet and neutral décor - a perfect blank canvas.

At the rear, the kitchen/diner has been fully updated with a brand new kitchen, featuring a brand new electric oven and hob. There's also a handy utility room just off the kitchen which is perfect for keeping laundry tucked out of sight.

Upstairs, you'll find a spacious double bedroom, a single bedroom, and a newly fitted family bathroom, all finished to a high standard.

Outside, there's a small enclosed yard just off the kitchen. But step through the rear gate and across the communal access road, and you'll discover a surprisingly generous

# 130 Huddersfield Road

, Stalybridge, SK15 3DL

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## Entrance Vestibule

Door to:

## Lounge

12'0" x 14'0" (3.66m x 4.27m)

Window to front elevation. Double radiator. Ceiling light. Two wall lights. Door to:

## Kitchen/Diner

12'3" x 11'4" (3.73m x 3.45m)

Window to rear elevation. Fitted with matching range of base and eye level units with coordinating worktop space over. Plumbed for dishwasher. Space for fridge freezer. Stairs to first floor. Under stairs storage cupboard. Door to:

## Utility

5'3" x 5'9" (1.60m x 1.75m)

Window to rear elevation. Plumbed for automatic washing machine. Door to side elevation.

## Stairs and Landing

Doors to bedrooms and bathroom.

## Bedroom One

12'0" x 14'0" (3.66m x 4.27m)

Window to front elevation. Double radiator. Ceiling light.

## Bedroom Two

12'5" x 6'8" (3.78m x 2.03m)

Window to rear elevation. Radiator. Ceiling light.

## Bathroom

9'2" x 3'10" (2.79m x 1.17m)

Window to rear elevation. Fitted with white three piece suite comprising panelled bath with shower over, hand wash basin, and WC. Radiator. Ceiling light.

## Outside and Garden

Private enclosed yard to rear. Good sized garden beyond communal access road with off road parking space.

## Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A







### Ground Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



### First Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



Total area: approx. 67.1 sq. metres (722.5 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	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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