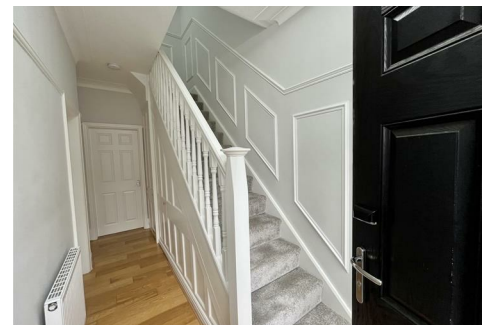




26 Cranworth Street, Stalybridge, SK15 2NW

£340,000

A Wilson Estates are delighted to bring to the market this beautiful bow fronted home, located on Cranworth Street in Stalybridge. Coming to the market in excellent condition, and with the added benefit of no onward chain, this is a home that is sure to appeal.

As you approach, a low walled courtyard style front garden greets you. Step inside and you'll find a home that has been thoughtfully updated and maintained, creating a lovely balance between its original character and modern day living.

Step through the front door and into the entrance hallway, where the wall panelling immediately sets the tone. There's also some really clever bespoke storage tucked away beneath the stairs, making great use of what could otherwise be wasted space.

The lounge sits to the front of the house and is a lovely bright room, with the bow window allowing plenty of natural light in and adding to the character of the space. Head through to the rear and you'll find a separate dining room, providing a great setting for family meals, entertaining or simply sitting down together at the end of the day.

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Then there's the location - Cranworth Street is within easy walking distance of Cheetham Park, Priory Tennis Club and the local archery club, whilst Stalybridge town centre is also just a short stroll away. Here you'll find independent shops, butchers, greengrocers, coffee shops and plenty of everyday amenities, with further investment planned for the town centre.

For those who enjoy getting out and about, the surrounding landscape is a big part of the appeal. The nearby countryside offers plenty of walking routes towards Wild Bank, Hobson Moor and Walkerwood and Brushes Reservoirs, with lovely views across the local landscape along the way.

Families are also well catered for, with a choice of local primary schools including St Peter's, Wild Bank, Gorse Hall and St Paul's, alongside secondary options including Copley, West Hill and All Saints.

Stalybridge railway station is just under a mile away, making the property particularly convenient for commuters with direct connections towards Manchester City Centre and beyond.

Entrance Hallway

15'4" x 5'7" (4.67m x 1.70m)
Double radiator, stairs, door to:

Lounge

13'9" x 12'10" (4.18m x 3.91m)
Bow window to front elevation. Ceiling light. Double radiator. Feature fireplace with inset gas fire.

Dining Room

11'7" x 11'10" (3.53m x 3.61m)
Window to rear elevation. Feature fireplace with inset gas fire. Ceiling light. Double radiator. Solid oak flooring.

Kitchen

16'5" x 6'7" (5.00m x 2.01m)
Fitted with matching range of base and eye level gloss units with coordinating worktops over. Tiled splashback. Stainless steel sink with mixer tap and drainer. Four ring Neff induction hob with extractor over. Built in eye level Neff oven with microwave over. Integrated full height fridge freezer. Integrated dishwasher. Tiled flooring. Plumbed for automatic washing machine. Window to rear elevation. Velux window to ceiling. Door leading out to rear. Downlights to ceiling. Radiator.

Stairs and Landing

15'4" x 5'7" (4.67m x 1.70m)
Doors to Bedrooms One and Three. Door to bathroom. Storage cupboard. Stairs rising to first floor.

Master Bedroom

12'0" x 13'0" (3.66m x 3.96m)
Box bay window to front elevation. Fitted wardrobes. Ceiling light. Double radiator.

Bedroom Three

11'7" x 10'9" (3.53m x 3.28m)

Window to rear elevation. Double radiator. Ceiling light.

Bathroom

8'2" x 7'11" (2.49m x 2.41m)

A fully tiled bathroom fitted with four piece suite comprising of white bath with mixer tap, hidden cistern WC, and vanity unit with inset wash hand basin, plus walk-in shower with mains fed shower. Two ceiling lights. Chrome heated towel rail. Window to rear elevation.

Second Floor Landing

Door to:

Bedroom Two

15'2" x 11'7" (4.63m x 3.53m)

A dormer bedroom with window to rear elevation. Radiator. Ceiling light. Storage into eaves. Sliding door providing access to ensuite shower room.

Shower Room

7'2" x 2'11" (2.18m x 0.90m)

A fully tiled shower room fitted with three-piece suite comprising of shower cubicle with folding screen door and electric shower, WC, and wash hand basin. Ceiling light. Extractor.

Outside and Gardens

Low walled front garden with path to front door.

Private enclosed rear yard.

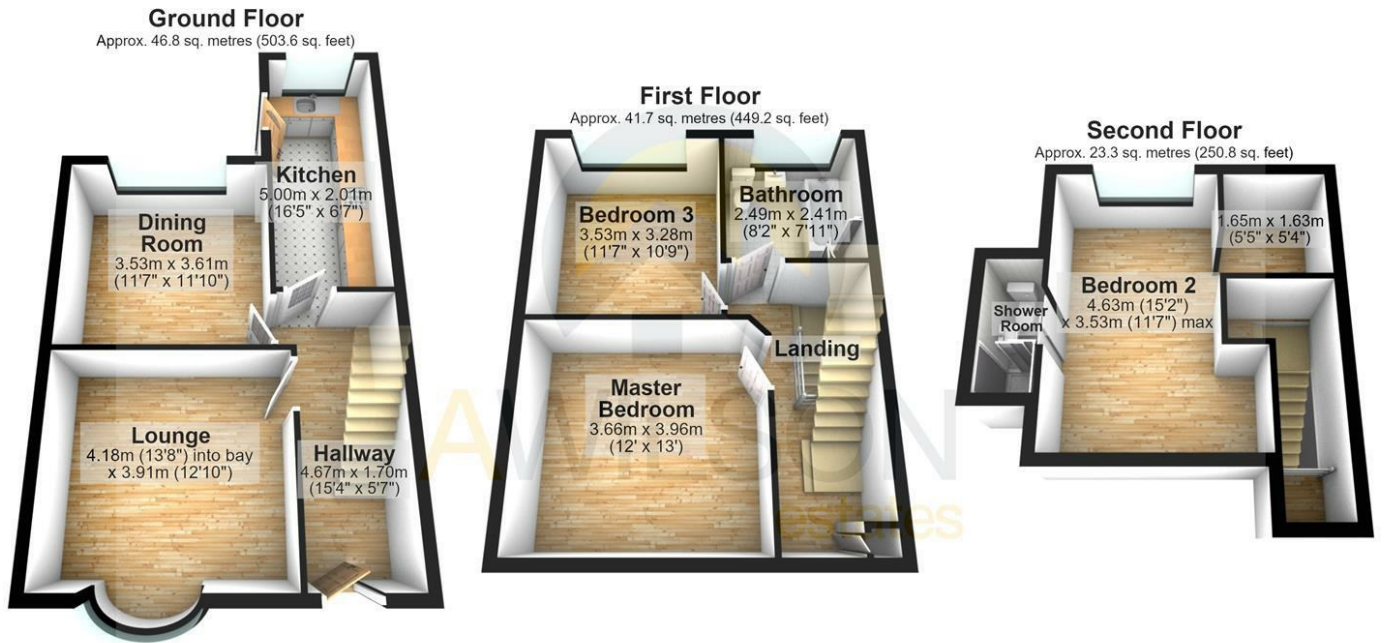
Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: B





Total area: approx. 111.8 sq. metres (1203.6 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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