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37 Buckley Street, Stalybridge, SK15 1TT

Offers Over £190,000

A Wilson Estates are delighted to bring to market this spacious three bedroom semi detached home on Buckley Street in Stalybridge. Perfectly placed less than half a mile from the town centre, the location is ideal whether you're commuting into Manchester, looking for highly regarded schools, or simply want shops, green spaces, and transport links right on your doorstep.

Step inside and you're welcomed by a handy entrance vestibule leading into a cosy lounge. To the rear, the larger than average dining kitchen provides the perfect space for family meals or entertaining friends. Just off here is a bright little sun room – a versatile space that could serve as a home office nook or utility area. Sliding doors open directly onto the private rear garden, a lovely outdoor space for the warmer months.

The bathroom is conveniently located off the kitchen/diner, making the layout practical and family-friendly.

Upstairs you'll find three well proportioned bedrooms, offering great flexibility for families, guests, or working from home. From the rear bedrooms you can enjoy views across Stalybridge, including a fantastic view of the railway station platform – a real treat for children or rail enthusiasts who love watching the trains coming and going.

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Entrance Vestibule
Door to:

Lounge
12'1" x 13'1" (3.68m x 3.99m)
Window to front elevation. Radiator. Ceiling light. Door to:

Kitchen/Dining Room
16'3" x 13'1" (4.95m x 3.99m)
Fitted with a matching range of base and eye level units with coordinating worktops over. Wall mounted Worcester Bosch combi boiler (installed May 2024) Eye level electric oven. Four ring gas hob with extractor hood over. Plumbed for automatic washing machine. Space for fridge freezer. Ceiling light. Radiator. Open plan to:

Sun Room
Currently used as a utility space. Sliding door leading out to rear garden.

Bathroom
Window to side elevation. Fitted with three piece suite comprising of corner shower enclosure, WC and hand wash basin. Heated towel rail. Ceiling light.

Stairs and Landing

Bedroom One
12'1" x 13'0" (3.68m x 3.96m)
Window to front elevation. Radiator. Ceiling light. Built in storage cupboard.

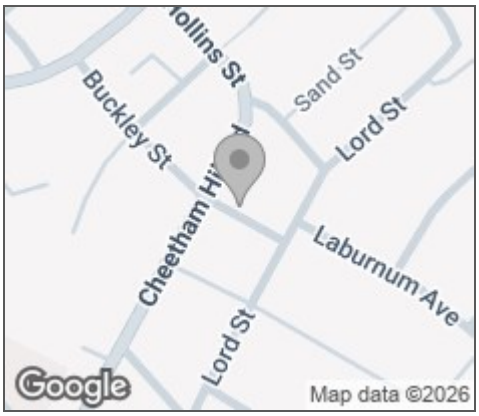
Bedroom Two
14'4" x 6'8" (4.37m x 2.03m)
Window to rear elevation. Radiator. Ceiling light. Built in storage cupboard.

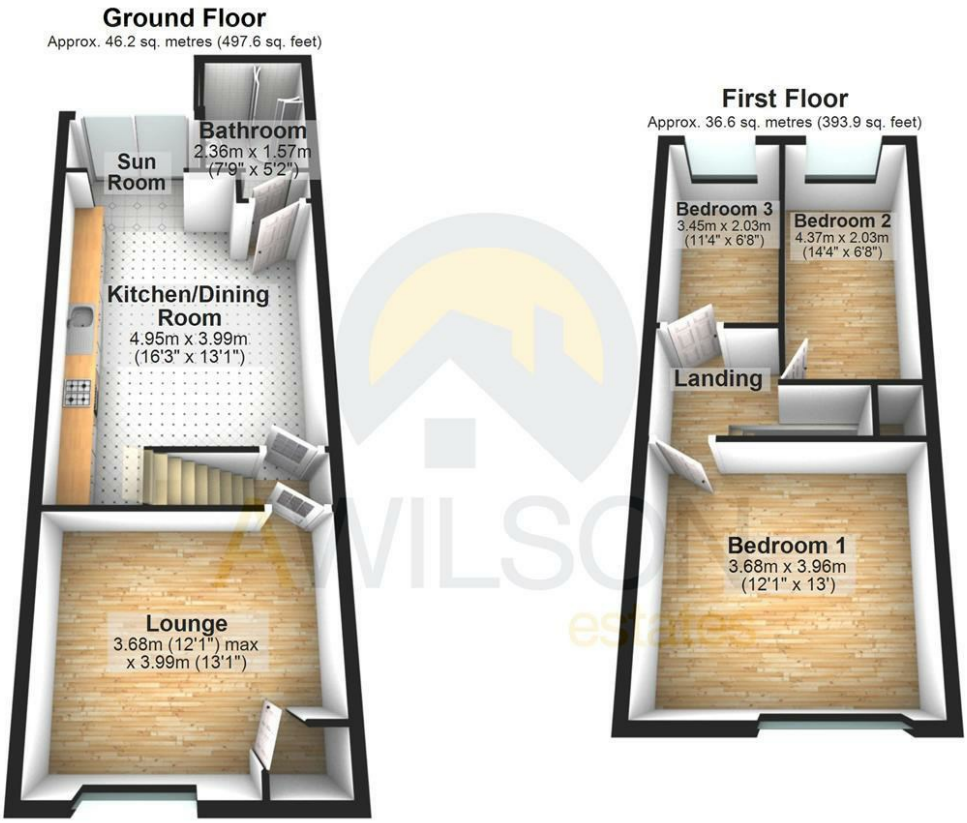
Bedroom Three
11'4" x 6'8" (3.45m x 2.03m)
Window to rear elevation. Radiator. Ceiling light.

Outside and Gardens
Private rear garden mainly laid to lawn with additional patio area. Beyond the rear gate you will find a further patio area currently housing a garden shed, plus steps leading down to a gated alleyway for residents.

Additional Information
Tenure: Freehold
EPC Rating: D
Council Tax Band: A

Tel: 0161 303 0778

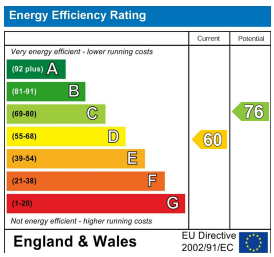


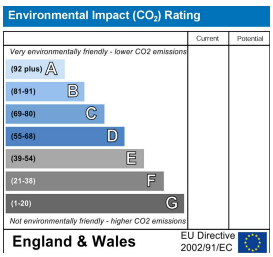


Total area: approx. 82.8 sq. metres (891.5 sq. feet)

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.





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