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# Cambridge Terrace, Stalybridge, SK15 3JG

## Offers over £195,000

On Cambridge Terrace, Millbrook, Stalybridge, this beautifully renovated terraced house offers a delightful blend of modern comfort and historical character. Built around 1860, the property has been thoughtfully updated to meet contemporary living standards while retaining its original charm.

The house features a welcoming reception room, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, this home is ideal for small families, couples, or individuals seeking a peaceful retreat. The bathroom has been tastefully designed, ensuring a comfortable and stylish space for your daily routines.

One of the standout features of this property is the efficient heat pump system, providing warmth during the colder months and contributing to energy savings throughout the year.

Set in a beautiful location, the property is surrounded by picturesque scenery, making it a perfect spot for those who appreciate nature and outdoor activities. Millbrook offers a friendly community atmosphere, with local amenities and transport links conveniently nearby.

This charming terraced house is not just a home; it is a lifestyle choice, offering comfort, style, and a sense of belonging in a lovely part of Stalybridge. Don't miss the opportunity to make this delightful property your own.







## GROUND FLOOR

### Lounge
13'4" x 14'2" (4.06m x 4.31m)
Double glazed window to the front, feature inglenook fireplace, radiator, door to kitchen/diner.

### Kitchen/Diner
11'4" x 11'0" (3.46m x 3.36m)
Fitted with matching base and eye-level units, worktop space over, backsplash, fitted fridge, plumbing for washing machine, built-in oven, built-in hob with extractor above, inset sink, double glazed window to rear, door leading to yard, stairs leading to first floor.

## FIRST FLOOR

### Landing
6'7" x 2'8" (2.00m x 0.82m)
Doors to bedroom 1, bedroom 2 and bathroom.

### Bedroom 1
10'2" x 14'2" (3.11m x 4.31m)
Double glazed window to front, radiator.

### Bedroom 2
11'4" x 5'8" (3.46m x 1.72m)
Double glazed window to rear.

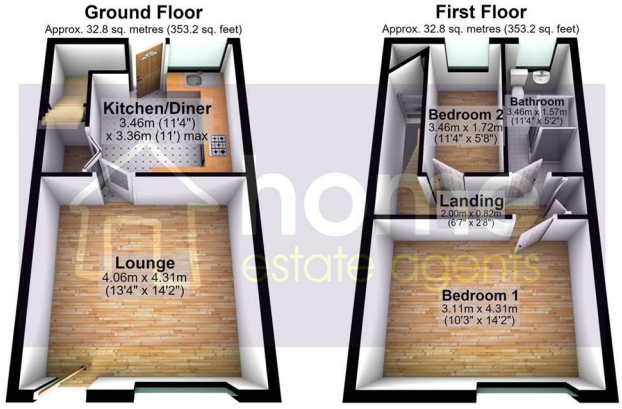
### Bathroom
11'4" x 5'2" (3.46m x 1.57m)
Three piece suite with shower enclosure, tiled splashbacks, double glazed window to rear, radiator.

## OUTSIDE
Patio yard area 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. 65.6 sq. metres (706.4 sq. feet)

