



HARTSHEAD
AVENUE

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FOR SALE

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2 Hartshead Avenue, Stalybridge, SK15 1BY

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Asking Price £240,000

This immaculate two-bedroom semi-detached house is for sale in a sought after residential area of Stalybridge, ideally positioned on a corner plot with convenient access to nearby schools, local amenities and green spaces.

The property offers two well-proportioned double bedrooms, including a master bedroom, making it suitable for first time buyers and families. There are two reception rooms: the first features large windows and a fireplace, creating a bright and comfortable living area. The second reception room enjoys an open-plan layout with a garden view and direct access to the garden, providing a flexible space for everyday living and entertaining.

The open-plan kitchen is beautifully designed, with a kitchen island, ample natural light and a defined dining space, offering a practical and sociable hub to the home. There is one bathroom serving the property.

Externally, the house benefits from a garden, single garage and parking, enhancing both convenience and storage options. The corner plot position adds to the sense of space around the property. The home falls within Council Tax Band A.

Stalybridge offers a range of local amenities including shops, cafés and everyday services, with green spaces, nearby parks and walking routes close at hand for outdoor pursuits.

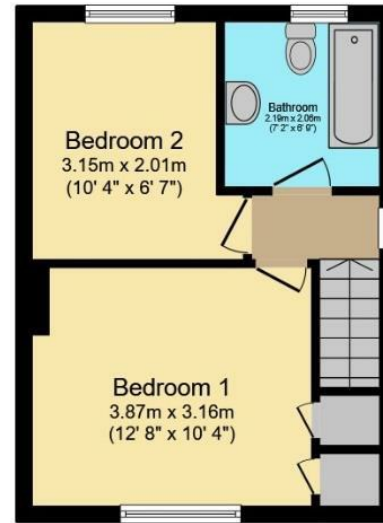
Transport links are strong: Stalybridge railway station provides regular services to Manchester Piccadilly in around 15–20 minutes and to Leeds in approximately 50–60 minutes, making the property well placed for commuting. Local bus routes also connect Stalybridge with surrounding towns and Manchester city centre.

Overall, this two-bedroom semi-detached house for sale presents an attractive opportunity for buyers seeking a well-presented home with parking, garage and garden in a convenient Stalybridge location.

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Ground Floor

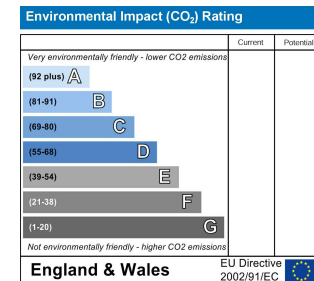
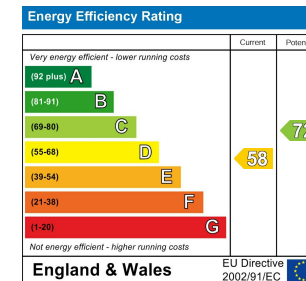


First Floor

Total floor area 73.4 sq.m. (790 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Lounge

15'5" x 41'0"

Kitchen

15'1" x 6'11"

Dining Area

11'9" x 11'6"


Bedroom 1

12'8" x 10'4"

Bedroom 2

10'4" x 6'7"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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