



40 Gledhall Street, Stalybridge, SK15 1LE

£180,000

Are you looking for a Buy to Let Investment? This detached home on Gledhall Street in Stalybridge could be just what you've been searching for. With over 1,000 square feet of living space, three bedrooms, and two reception rooms, it offers generous accommodation that would suit tenants or families alike. It's also just a short walk from Stalybridge train station, making it ideal for commuters.

As you step inside, you're welcomed by an entrance vestibule that opens into a good sized lounge, which then leads through to a separate dining room - great for hosting or family mealtimes. The kitchen is located at the rear of the property and provides direct access to the outdoor space.

Upstairs, there's a spacious master bedroom, two further good sized bedrooms, and a family bathroom. Outside, there's plenty of on street parking right outside the front door. At the back, you'll find a private enclosed yard along with an additional area that's currently overgrown but full of potential for further use or landscaping.

Gledhall Street is well positioned with everything close at hand. Stalybridge town centre offers a range of shops, cafés, and restaurants, plus larger supermarkets like Tesco and Aldi. For families, there are several well regarded schools nearby, including St Peter's Catholic Primary and West Hill School. You'll also find lovely walks along the Huddersfield Canal, Stamford Park and Cheethams park, gyms, and easy access via road to the M60 and M67.

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Entrance Vestibule

Door to:

Lounge

12'5" x 14'10" (3.78m x 4.52m)

Window to front, double radiator, door to:

Dining Room

12'10" x 14'11" (3.91m x 4.55m)

Window to rear. Double Radiator. Under stairs storage cupboard. Door to:

Kitchen

11'11" x 7'8" (3.63m x 2.34m)

Window to side, double radiator. Fitted with matching range of base and eye level units with worktops over. Stainless steel sink with mixer tap and drainer. Electric oven with four ring gas hob. Door out to side of property.

Stairs and Landing

Doors to all bedrooms and bathroom

Bedroom One

12'5" x 15'2" (3.78m x 4.62m)

Two windows to front. Feature cast iron fireplace. Double radiator. Ceiling light

Bedroom Two

8'1" x 12'0" (2.46m x 3.66m)

Window to rear elevation. Feature cast iron fireplace. Ceiling light.

Bedroom Three

11'11" x 7'9" (3.63m x 2.36m)

Window to side elevation. Double radiator. Ceiling light.

Bathroom

4'6" x 12'0" (1.36m x 3.66m)

Fitted with three piece suite comprising panelled bath, wash hand basin and WC, heated towel rail.

Outside and Gardens

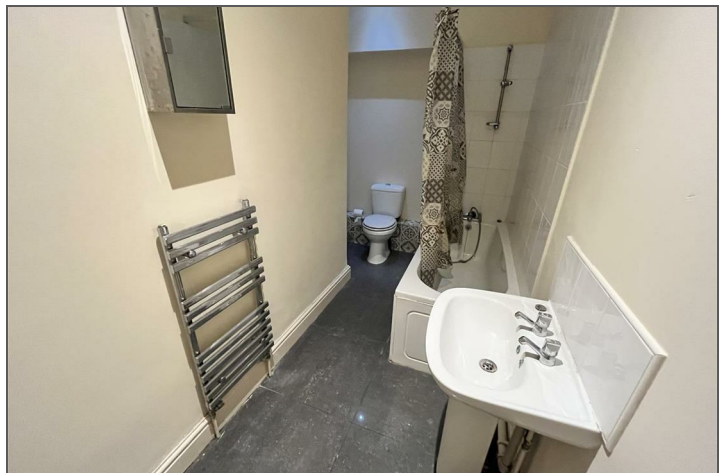
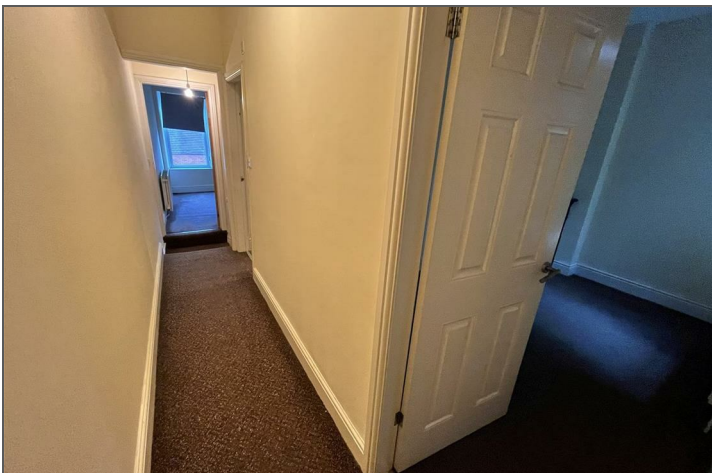
Private enclosed yard to rear with further land beyond which is currently overgrown but has potentially to be turned into further garden area.

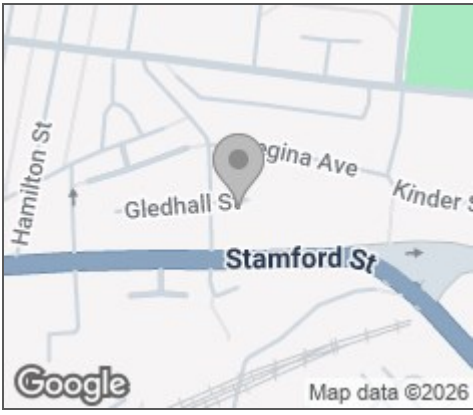
Additional Information

Tenure: Freehold with a chief rent of £1.15 payable twice per annum

EPC Rating: D

Council Tax Band: B





Ground Floor
Approx. 49.2 sq. metres (530.1 sq. feet)



First Floor
Approx. 49.9 sq. metres (537.3 sq. feet)



Total area: approx. 99.2 sq. metres (1067.4 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		60	75
	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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