



## 51 Knowl Street, Stalybridge, SK15 3AW

**Offers Over £215,000**

Set within walking distance of Stalybridge town centre, this impressive four bedroom end terrace offers a generous floorplan across three floors - ideal for families with older children who value their own space. Its close proximity to the town centre also makes it a fantastic choice for commuters, with Stalybridge bus and train stations just a short walk away.

Step through the front door into a spacious lounge, where your eye is immediately drawn to the feature fireplace, complete with a large inset multi-fuel burning stove. A true focal point, it creates a warm and cosy atmosphere which is just perfect for the colder months. The lounge flows into the kitchen diner via an open archway, offering ample worktop space, useful understairs storage, and direct access out to the rear yard.

Head up to the first floor, where you'll find the main bedroom, a further well proportioned single bedroom featuring a cast iron fireplace, and a well appointed, fully tiled family bathroom.

Continue to the second floor and you'll discover two generous double bedrooms, almost identical in size - perfect for avoiding any debates over who gets the bigger room!

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, Stalybridge, SK15 3AW

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## GROUND FLOOR

### Lounge

14'1" x 12'9" (4.29m x 3.89m)

Window to front elevation. Feature fireplace with inset multi fuel stove. Radiator. Open plan to:

### Kitchen

12'5" x 10'5" (3.78m x 3.18m)

Fitted with a matching range of base and eye level units with worktop space over, Stainless steel sink with single drainer and mixer tap. Integrated dishwasher, Plumbed for automatic washing machine, Built-in electric oven with four ring electric hob and extractor hood over. Two windows to rear elevation. Door to under stairs storage cupboard. Door to rear yard.

## FIRST FLOOR

### Stairs and Landing

Doors to Bedroom One and Bedroom Four. Door to Bathroom. Staircase leading to second floor.

### Bedroom One

11'4" x 13'4" (3.45m x 4.06m)

Window to front elevation. Built in storage cupboards. Ceiling light. Radiator.

### Bedroom Four

12'5" x 6'2" (3.78m x 1.88m)

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

## Bathroom

A fully tiled bathroom fitted with white three piece suite comprising of panelled bath with mixer taps and main fed shower over, WC, and vanity unit with inset hand wash basin. Heated towel rail. Window to rear elevation. Ceiling light.

## SECOND FLOOR

### Second Floor Stairs and Landing

Doors to bedrooms Two and Three

### Bedroom Two

12'5" x 13'4" (3.78m x 4.06m)

Window to front elevation. Radiator. Ceiling light.

### Bedroom Three

12'5" x 13'4" (3.78m x 4.06m)

Skylight to rear elevation. Radiator. Ceiling light.

### Outside and Gardens

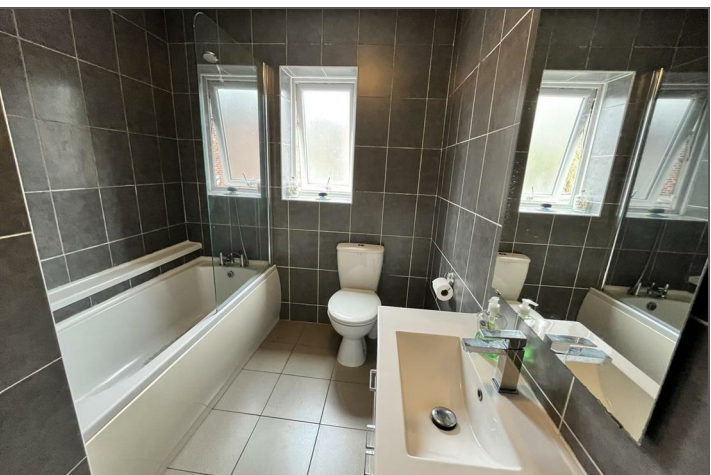
Private enclosed rear garden laid with patio.

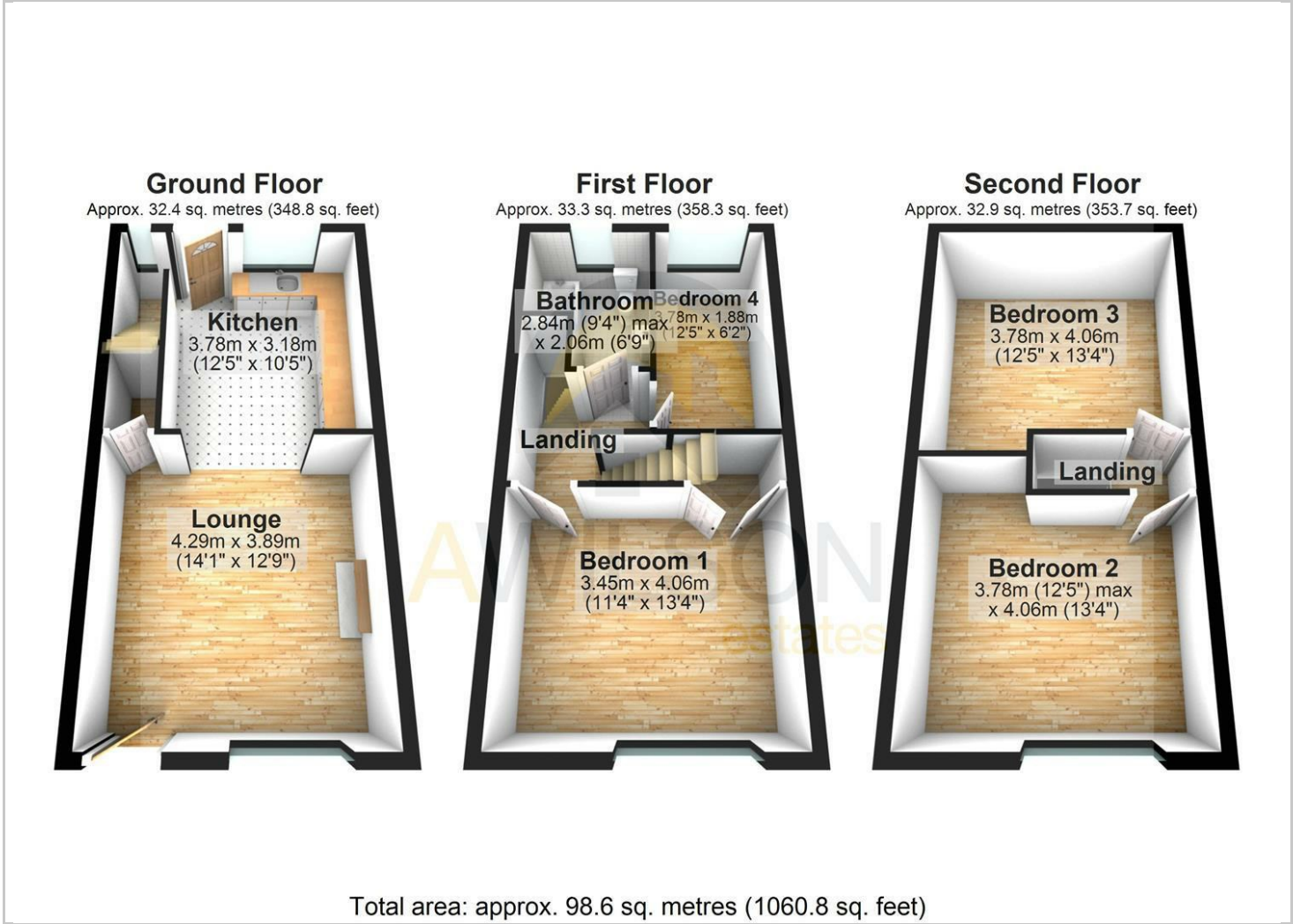
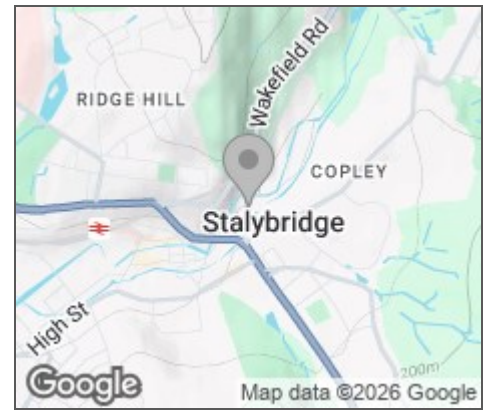
### Additional Information

Tenure: Freehold

EPC: D

Council Tax Band: A





## 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	85	England & Wales		EU Directive 2002/91/EC	68

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