



## Huddersfield Road, Stalybridge, SK15 3DZ

**Price £210,000**

Nestled on Huddersfield Road in the charming town of Stalybridge, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a cosy home in a popular area. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house features an additional reception room, providing ample space for various activities, whether it be a dining area or a playroom.

The well-appointed bathroom ensures convenience and comfort, while the kitchen is designed to meet your culinary needs. One of the standout features of this property is the large back garden, which offers a private outdoor space for gardening, barbecues, or simply enjoying the fresh air.

For those with vehicles, the property includes parking for one vehicle on the driveway, adding to the convenience of this lovely home.

Situated in a sought-after area, this house is not only a great first home but also a wonderful place to settle down and enjoy the community. With its blend of space, comfort, and outdoor enjoyment, this property is sure to attract interest. Do not miss the chance to make this charming house your new home.





GROUND FLOOR

**Entrance Hall**  
10'3" x 4'11" (3.13m x 1.51m)  
Stairs, door to:

**Living Room**  
12'3" x 11'0" (3.73m x 3.36m)  
Window to front, door to:

**Dining Room**  
7'0" x 15'4" (2.14m x 4.67m)  
Window to rear, door to:

**Kitchen**  
9'0" x 6'0" (2.75m x 1.84m)  
Window to rear, window to side, open plan, door.

FIRST FLOOR

**Landing**  
5'7" x 5'5" (1.69m x 1.65m)

**Bedroom 1**  
9'3" x 15'4" (2.83m x 4.67m)  
Window to front, double door, door to:

**Bedroom 2**  
11'0" x 9'7" (3.35m x 2.92m)  
Window to rear, door to:

**Wardrobe**  
4'0" x 2'0" (1.22m x 0.61m)

**Bathroom**  
Window to rear, door to:

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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First Floor  
Approx. 29.0 sq. metres



Ground Floor  
Approx. 35.9 sq. metres

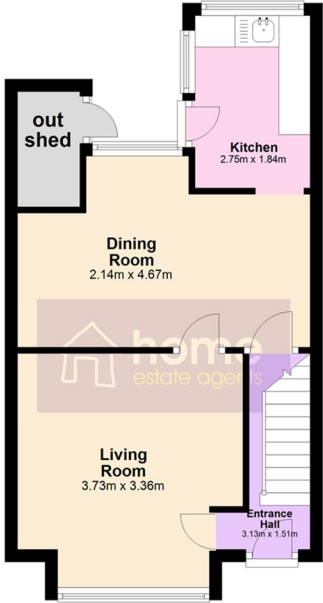


First Floor  
Approx. 29.0 sq. metres



Total area: approx. 65.0 sq. metres

Ground Floor  
Approx. 35.9 sq. metres



Total area: approx. 65.0 sq. metres

