



Acres Lane
Stalybridge, SK15 2JU

Offers over £159,950



There's no agent like home

Selling a spacious and beautifully presented two-bedroom apartment arranged over two floors, perfectly positioned in a sought-after and convenient location. Just a short distance from Stalybridge town centre, residents can enjoy a wide range of shops, cafés, and essential amenities, along with excellent transport links including rail and bus services, making this an ideal choice for commuters. Cheetham Park is only a short stroll away, offering picturesque walks, open green spaces, and a peaceful escape from busy daily life.

The property offers an inviting entrance hallway leading to a bright and airy dual-aspect lounge that floods with natural light, creating the perfect space to relax or entertain. The well-equipped kitchen/breakfast room is designed with both functionality and style in mind, while the second bedroom offers flexibility, ideal as a guest room, home office, or nursery. A contemporary bathroom with a three-piece suite completes the first level.

Occupying the entire top floor, the main bedroom is an impressive retreat, and benefits from a private en-suite shower room for convenience and privacy.

With its combination of space and prime location, this property is perfect for first-time buyers, professionals, or those looking to downsize without compromise. Early viewing is highly recommended to appreciate all that this wonderful home has to offer.



GROUND FLOOR

Main Entrance

Door to front of building, stairs leading to upper floors.

Landing

Stairs leading to second floor, plumbing for washer, radiator, doors leading to:

Lounge

16'8" x 6'9" (5.09m x 2.05m)

Double glazed windows to front and side, radiator, open plan to:

Kitchen/Diner

16'8" x 15'8" (5.09m x 4.78m)

Double glazed window to rear, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, built in oven and hob with extractor hood over, laminate flooring, inset ceiling downlights.

Bedroom 2

8'2" x 14'7" (2.50m x 4.45m)

Double glazed window to side, radiator.

Bathroom

Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low level WC, part tiled walls, chrome heated towel rail.

SECOND FLOOR

Master Bedroom

9'7" x 12'0" (2.92m x 3.66m)

Double glazed window to front.

En-suite

Double glazed window to rear, fitted with an enclosed shower cubicle, pedestal wash hand basin and low level WC.

DISCLAIMER

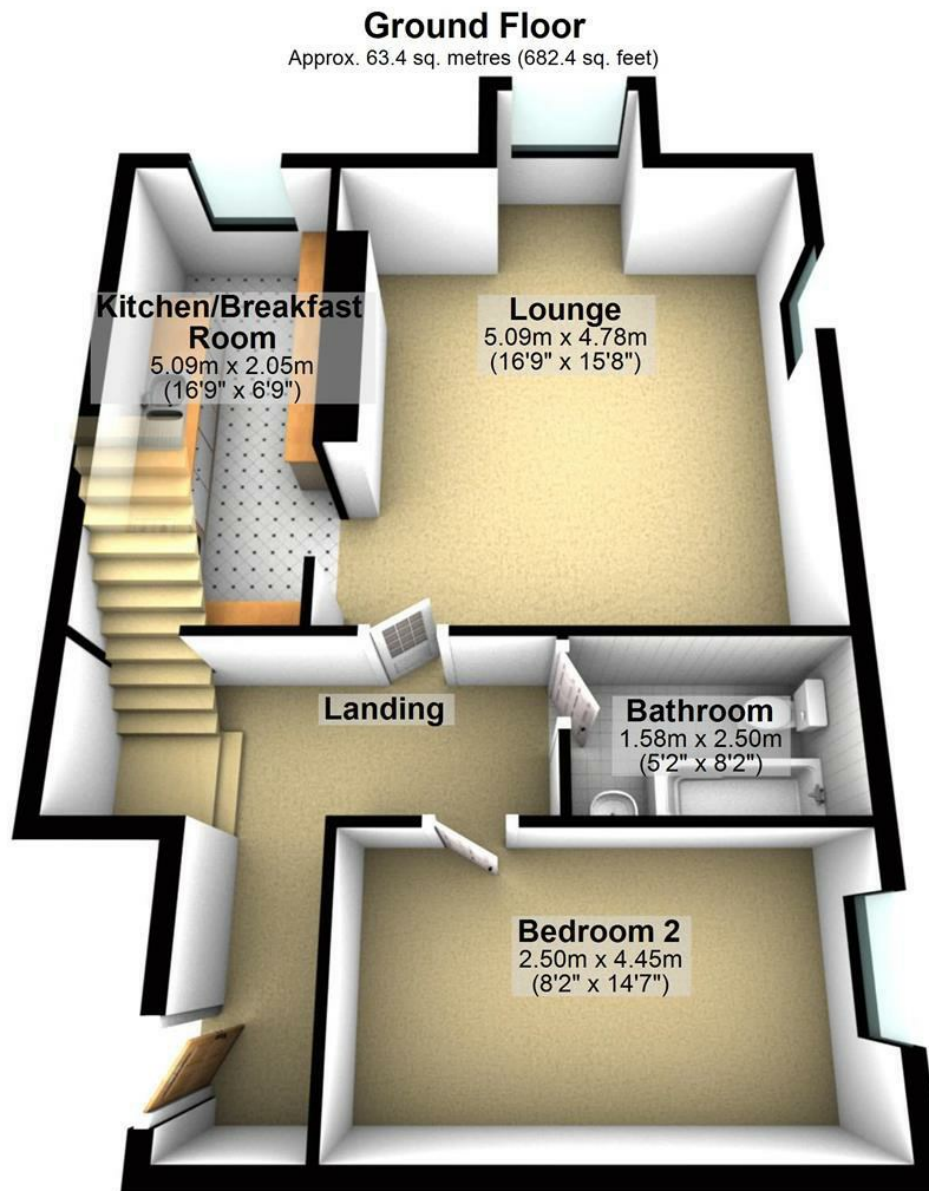
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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. 82.2 sq. metres (884.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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	77	77
(55-68) D		
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