



Stocks Lane, Stalybridge, SK15 2LN

Offers over £177,950

A charming and deceptively spacious two bedroom stone-built mid terraced property, ideally positioned in a highly sought after area of Stalybridge. This characterful home is within walking distance of the vibrant town centre, which offers an excellent selection of shops, cafés, bars, and everyday amenities. For commuters, the nearby train station provides easy access to Manchester and beyond, while families will appreciate the proximity to a number of reputable schools. The property is also perfectly placed for outdoor enthusiasts, with the beautiful Cheetham Park and a variety of picturesque countryside walks just a short stroll away.

Internally, the property is well presented and offers a fantastic layout with generous room proportions. The ground floor comprises a lounge, a separate dining room ideal for entertaining, and a fitted kitchen with access to the rear garden. There is also the added benefit of a useful cellar, offering excellent potential for storage.

To the first floor, there are two spacious double bedrooms, along with a modern family bathroom.

Externally, the property boasts an enclosed rear garden, thoughtfully designed with low maintenance in mind, featuring a decking area and artificial lawn—ideal for relaxing or socialising outdoors. The garden also benefits from gated access to the rear.

This property would make a perfect first-time buy, downsizing option, or investment opportunity. Early viewing is highly recommended to appreciate the space, location, and potential this delightful home has to offer.



GROUND FLOOR

Lounge

10'3" x 13'4" (3.12m x 4.06m)

Door to front, double glazed window to front, contemporary anthracite radiator, door leading to:

Dining Room

15'2" x 13'4" (4.63m x 4.06m)

Double glazed window to rear, contemporary anthracite radiator, stairs leading to first floor, door leading down to cellar, door leading to:

Kitchen

8'2" x 6'7" (2.48m x 2.00m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading out to rear.

BASEMENT

Cellar

10'4" x 13'4" (3.15m x 4.06m)

FIRST FLOOR

Landing

Radiator, doors leading to:

Bedroom 1

10'3" x 13'4" (3.12m x 4.06m)

Double glazed window to front, radiator.

Bedroom 2

15'2" x 10'1" (4.63m x 3.08m)

Double glazed window to rear, radiator.

Bathroom

8'2" x 6'7" (2.48m x 2.00m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator.

OUTSIDE

Enclosed garden to the rear with decking and artificial lawn areas with gated access.

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.

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