



Cecil Street
Stalybridge, SK15 2LD

Offers over £160,000



There's no agent like home

This well maintained and stylish two-bedroom mid-terrace home is ideally situated in the heart of Stalybridge, offering a perfect blend of charm, convenience, and modern living. With easy access to the town centre, a variety of shops, supermarkets, charming cafés, and excellent transport links—including the nearby train station—this property is perfect for commuters and those looking to enjoy all that the area has to offer. Cheetham Park is just a short stroll away, providing a scenic escape for outdoor activities, dog walking, or leisurely weekend strolls.

Inside, the property boasts a warm and inviting lounge, creating a cosy yet spacious living area perfect for relaxing or entertaining guests. The well-equipped kitchen offers ample storage and workspace, making meal preparation a breeze. A contemporary bathroom is also located on the ground floor, featuring a corner bath, perfect for unwinding after a long day. Upstairs, two generously sized bedrooms provide comfortable and versatile spaces, ideal for individuals, couples, or even a growing family.

To the rear, a low maintenance enclosed yard provides a private outdoor area.

With its combination of character, comfort, and a well-connected location, this home is perfect for first-time buyers, professionals or investors. ****Viewing Highly Recommended****



GROUND FLOOR

Lounge 13'5" x 12'2" (4.09m x 3.71m)
Door to front, double glazed window to front, feature fireplace with inset living flame effect fire, radiator, door leading to:

Kitchen 10'2" x 12'2" (3.10m x 3.71m)
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, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, stairs leading to first floor, open plan to:

Hall
Door leading out to rear, door leading to:

Bathroom 6'6" x 5'3" (1.98m x 1.61m)
Three piece comprising corner bath with shower over , pedestal wash hand basin and low-level WC, tiled walls, double glazed window to side, heated towel rail.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1 13'6" x 12'2" (4.12m x 3.71m)
Double glazed window to front, radiator, door leading to storage cupboard.

Bedroom 2 7'4" x 12'2" (2.23m x 3.71m)
Double glazed window to rear, radiator.

OUTSIDE
Enclosed yard area to rear.

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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Ground Floor
Approx. 31.5 sq. metres (338.9 sq. feet)



First Floor
Approx. 27.0 sq. metres (291.1 sq. feet)



Total area: approx. 58.5 sq. metres (630.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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England & Wales		EU Directive 2002/91/EC