



Lindsay Street, Stalybridge, SK15 2LT

Offers over £155,000

A two bedroom stone-fronted mid-terraced property, offered for sale with no vendor chain, presenting an excellent opportunity for first-time buyers, investors or anyone seeking a property with potential to update, modernise and create a home to their own specification.

Occupying a highly convenient and sought-after position, the property is located just a short distance from Stalybridge town centre, with a wide selection of shops, supermarkets, cafes, bars, and leisure facilities all within easy reach. The area is well served by excellent transport links, including nearby Stalybridge train station with regular services to Manchester and beyond, as well as local bus routes and easy access to the M60 motorway network. A variety of well-regarded schools are also located close by, making it an ideal location for families and commuters alike.

Internally, the property offers a well-proportioned layout with accommodation comprising an entrance vestibule, a bright and spacious lounge, and a generously sized kitchen/diner to the rear, providing plenty of space for dining and entertaining. To the first floor are two comfortable bedrooms and a family bathroom.

Externally, there is a private enclosed yard to the rear, offering a pleasant, low-maintenance outdoor space.

This competitively priced property represents an ideal purchase for those looking to take advantage of its potential and desirable location, combining convenience, strong transport links and the chance to create a fantastic home.
Viewing Highly Recommended



GROUND FLOOR

Entrance Vestibule

Door to front, open to;

Lounge

13'3" x 13'0" (4.04m x 3.96m)

Double glazed window to front, radiator, door leading to:

Kitchen/Diner

11'1" x 7'0" (3.38m x 2.13m)

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, space for cooker, double glazed window to rear, radiator, stairs leading to first floor, door to storage cupboard, door leading out to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13'3" x 13'0" (4.04m x 3.96m)

Double glazed window to front, radiator.

Bedroom 2

11'1" x 7'2" (3.38m x 2.18m)

Double glazed window to rear, radiator.

Bathroom

7'0" x 5'6" (2.13m x 1.68m)

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

OUTSIDE

Enclosed yard area to the 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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Total area: approx. 56.5 sq. metres (607.8 sq. feet)

