home estate agents

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Wakefield Road, Stalybridge, SK15 1AJ

Offers over £189,950

Ideally positioned for convenient access to the excellent range of amenities available in nearby Stalybridge town centre, this attractive two-bedroom property offers well-proportioned accommodation, outdoor space and the particularly appealing benefit of off-road parking to the rear. The property also enjoys far-reaching views from the rear garden, creating a pleasant outlook and adding to its overall appeal.

The accommodation briefly comprises an entrance vestibule leading into a comfortable lounge, with a well-appointed kitchen/diner providing a practical and sociable space for everyday living and entertaining. To the first floor are two well-sized double bedrooms, together with a family bathroom.

Externally, the property is approached via a decorative slate forecourt garden to the front. To the rear is an enclosed paved garden, offering a low-maintenance outdoor space and enjoying long-range views. Gated access leads beyond the garden to a driveway, providing valuable off-road parking.

Stalybridge town centre is within easy reach and offers a diverse selection of shops, cafés, bars, restaurants and leisure facilities, while the nearby Stalybridge railway and bus stations provide excellent commuter connections to Manchester City Centre and surrounding areas. The property is therefore ideally suited to a range of buyers, including first-time purchasers, couples and those looking for a conveniently located home with excellent transport links and useful parking.

GROUND FLOOR

Entrance Hall
3'7" x 3'0" (1.08m x 0.91m)
Door to side, double glazed window to front, door leading to:

Lounge
14'0" x 12'0" (4.27m x 3.66m)
Double glazed window to front, radiator, stairs leading to first floor, door leading to:

Kitchen/Diner
8'10" x 12'0" (2.69m x 3.66m)
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, door leading out to rear.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
11'4" x 8'10" (3.46m x 2.69m)
Double glazed window to front, radiator, door to storage cupboard.

Bedroom 2
8'4" x 12'0" (2.53m x 3.66m)
Two double glazed windows to rear, radiator.

Bathroom
6'6" x 5'6" (1.97m x 1.68m)
Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC.

OUTSIDE
Decorative slate forecourt garden to the front. Enclosed paved garden to the rear with long range views. Gated access to the driveway 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. 52.8 sq. metres (568.1 sq. feet)