



## Warrington Street, Stalybridge, SK15 2LE

**Offers over £169,950**

A beautifully presented two bedroom mid terrace property offering an ideal opportunity for first time buyers or young families and benefits from no vendor chain. Perfectly positioned in a highly convenient area of Stalybridge, the home is within easy walking distance of the town centre which provides a wide range of amenities, shops, cafés and excellent transport links including both the train and bus station. Cheetham Park is also only a short distance away, providing picturesque green space and scenic walking routes.

The accommodation is well planned throughout and comprises an entrance hall leading to a comfortable lounge, a kitchen/diner complete with a stylish breakfast bar and a separate utility room providing additional storage and practicality. To the first floor there are two bedrooms and a modern three-piece family bathroom.

Externally, the property boasts a private and low maintenance enclosed rear yard with decking, perfect for outdoor dining and relaxation, and further benefiting from gated access.

This attractive home combines convenience with comfort and is ready to move straight into, making it a must-view property in this ever-popular location.





## GROUND FLOOR

### Entrance Hall

Door to front, door leading to:

### Lounge

13'1" x 13'4" (3.98m x 4.06m)

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

### Kitchen/Diner

11'3" x 10'7" (3.43m x 3.23m)

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar with storage under, inset sink and drainer with mixer tap, 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, door to storage cupboard, door leading to:

### Rear Hall

Door leading out to rear yard, door leading to:

### Utility Room

5'7" x 5'8" (1.70m x 1.72m)

Double glazed window to side, plumbing for washing machine, space for tumble dryer.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

13'0" x 13'4" (3.96m x 4.06m)

Double glazed window to front, radiator.

### Bedroom 2

11'3" x 7'4" (3.43m x 2.24m)

Double glazed window to rear, radiator.

### Bathroom

5'6" x 5'8" (1.67m x 1.72m)

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

## OUTSIDE

Enclosed decked yard to the rear with gated access.

## DISCLAIMER

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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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