



## Higher Tame Street, Stalybridge, SK15 3AS

**Offers over £149,950**

This charming two-bedroom stone-built mid-terraced property is set on a quiet cobbled street, conveniently located within close proximity to Stalybridge town centre, where a variety of local amenities, shops, cafés and excellent transport links can be easily accessed. The property is also ideally placed for scenic canal-side walks, offering a pleasant setting for outdoor leisure.

The accommodation is well arranged and offers a comfortable living space throughout, briefly comprising a welcoming lounge to the front, featuring a log burner which creates a cosy focal point, ideal for relaxing evenings. To the rear is the kitchen area, offering ample space with stairs leading down to a larder in the basement.

To the first floor, there are two well-proportioned bedrooms, along with a shower room and a separate WC, providing practical and flexible accommodation. Externally, the property benefits from an enclosed yard to the rear.

Offered with no vendor chain. This property represents an excellent opportunity for first-time buyers, investors or those looking to downsize, particularly those keen to put their own stamp on a home, all set within a peaceful yet highly convenient and sought-after location.



## GROUND FLOOR

### Lounge

12'4" x 13'0" (3.76m x 3.96m)

Door to front, double glazed window to front, inglenook fireplace with log burner, radiator, open plan to:

### Kitchen

10'7" x 13'0" (3.22m x 3.96m)

Inset sink with mixer tap, plumbing for washing machine, space for cooker, space for fridge/freezer, double glazed window to rear, radiator, stairs leading to larder, stairs leading to first floor, door leading out to rear.

## BASEMENT

### Larder

2'6" x 2'4" (0.75m x 0.71m)

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

9'1" x 12'4" (2.77m x 3.76m)

Double glazed window to front, radiator.

### Bedroom 2

9'4" x 6'7" (2.84m x 2.01m)

Double glazed window to rear, radiator.

### Shower Room

Two piece suite comprising, shower enclosure and pedestal wash hand basin.

### WC

Two piece suite comprising, pedestal wash hand basin and low-level WC, double glazed window to rear.

## OUTSIDE

Yard 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/herself 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. 56.4 sq. metres (607.0 sq. feet)

