



## High Street, Stalybridge, SK15 1TN

**Offers over £155,000**

This two-bedroom mid-terraced property with an additional loft room offers an excellent opportunity for buyers or investors seeking a home they can modernise and personalise, with the added benefit of no vendor chain. The tenant is currently paying £1300 a month so huge investment opportunity

The accommodation is arranged over three floors. To the ground floor is an entrance vestibule which leads into a welcoming lounge, followed by a kitchen/diner to the rear, offering a practical and sociable area. The first floor comprises two well-proportioned bedrooms along with the main bathroom, while the second floor features a loft room. The property also benefits from a rear garden providing outdoor space to enjoy.

Situated on the popular Stalybridge and Dukinfield border, the property benefits from a wide range of amenities available in both towns, including supermarkets, local shops and leisure facilities. Stalybridge train station is conveniently located nearby, offering regular and direct services into Manchester city centre and beyond, making this an appealing choice for commuters. The area is also well served by a number of green and recreational spaces, with Gorse Hall, Cheethams Park and Dukinfield Park all within easy reach. Combining location, potential and connectivity, this property represents an ideal purchase for those seeking a home or investment with scope to improve and add long-term value.



## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge

16'7" x 14'8" (5.05m x 4.47m)

Double glazed window to front, door leading to:

### Kitchen/Diner

16'8" x 11'6" (5.07m x 3.50m)

Fitted base and eye level units with worktop space over, inset sink with taps, plumbing for washing machine, space for fridge/freezer and cooker, double glazed window to rear, door leading out to rear, door leading to:

### Hallway

Stairs leading to first floor.

## FIRST FLOOR

### Landing

Double glazed window to rear, radiator, stairs leading to second floor, doors leading to:

### Bedroom 1

17'2" x 14'8" (5.22m x 4.47m)

Two double glazed windows to front.

### Bedroom 2

14'0" x 9'9" (4.26m x 2.97m)

Double glazed window to rear.

### Bathroom

8'4" x 9'9" (2.55m x 2.97m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls.

## SECOND FLOOR

### Loft Room

8'10" x 9'5" (2.69m x 2.88m)

Velux window.

## OUTSIDE

Garden to the rear.

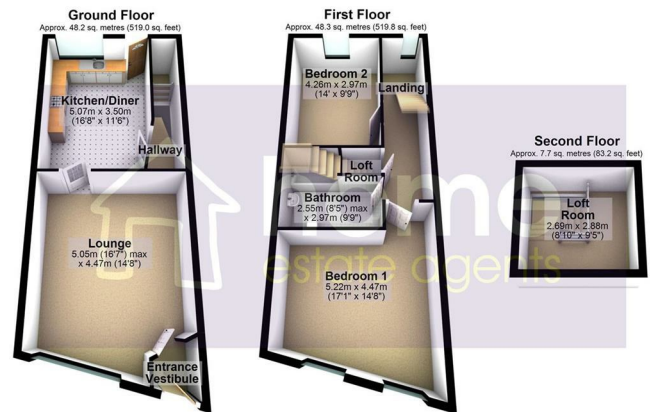
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fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

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. 104.2 sq. metres (1122.0 sq. feet)