



## Lord Street, Stalybridge, SK15 1UF

Price £230,000

Nestled in the heart of Stalybridge on the charming Lord Street, this delightful mid-terrace house offers a perfect blend of period features and modern living. Spanning four floors, the property boasts an impressive layout that is ideal for families or those seeking ample space.

Upon entering, you are welcomed into an inviting reception room, perfect for entertaining guests or enjoying quiet evenings with family. The stunning kitchen flows into a utility room which is perfect for a busy family.

The property features four well-proportioned bedrooms, ensuring that there is plenty of room for everyone. Each bedroom offers a unique charm, making them perfect for relaxation and rest. The bathroom is conveniently located, providing essential amenities for daily living.

With its prime location on Lord Street, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for those who appreciate both convenience and community. This property is a wonderful opportunity to own a piece of Stalybridge's history while enjoying the comforts of modern living. Don't miss the chance to make this charming house your new home.





## Cellar

6'7" x 14'1" (2.00m x 4.28m)

## GROUND FLOOR

### Entrance Hall

12'2" x 3'11" (3.71m x 1.20m)

Door.

### Living Room

12'2" x 11'8" (3.71m x 3.55m)

Window to front, door to:

### Kitchen

14'2" x 15'11" (4.32m x 4.84m)

Double door, door to:

### Utility Area

13'1" x 6'1" (3.99m x 1.85m)

Window to rear, door to:

## FIRST FLOOR

### Landing

9'1" x 4'9" (2.77m x 1.46m)

### Bedroom 1

12'2" x 11'1" (3.71m x 3.38m)

Window to front, door to:

### Bedroom 2

11'3" x 11'1" (3.43m x 3.38m)

Window to rear, door to:

### Bedroom 3

9'6" x 7'1" (2.90m x 2.16m)

Window to front, door to:

### Bathroom

Window to rear, door to:

## SECOND FLOOR

### Stairs to attic

9'1" x 2'0" (2.77m x 0.60m)

Door.

### Attic Bedroom 4

13'8" x 6'7" (4.17m x 2.00m)

Skylight, open plan, door to:

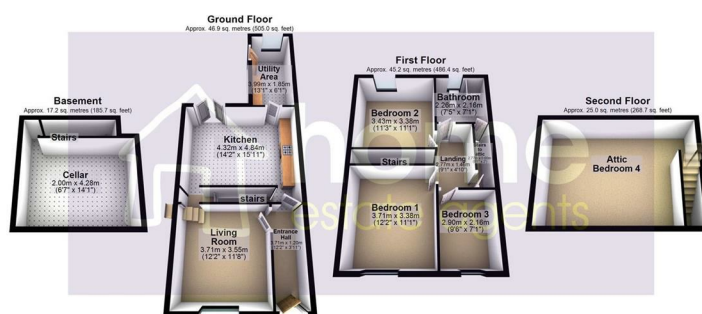
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thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, 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. 134.3 sq. metres (1445.8 sq. feet)

