



## Kay Street, Stalybridge, SK15 2EH

**Offers over £235,000**

This generously proportioned four-bedroom mid-terrace home presents a fantastic opportunity for families or professionals seeking flexible living space in a highly convenient location. Arranged over three floors, plus a useful basement cellar, the property offers a blend of traditional charm and spacious accommodation just moments from the heart of Stalybridge.

Situated close to the scenic Cheetham Park and within walking distance of Stalybridge town centre and train station, this home is ideally placed for accessing a wide range of amenities, including shops, schools, leisure facilities, and excellent transport links to Manchester and beyond.

The ground floor welcomes you with an entrance vestibule that leads into a bright and comfortable lounge, perfect for relaxing or entertaining. To the rear, a spacious kitchen/diner offers ample room for family meals and gatherings, with direct access to the rear courtyard for easy indoor-outdoor living. A versatile cellar space beneath the home provides a valuable area for storage.

Upstairs, the first floor hosts two well-sized bedrooms and a modern family bathroom, while the second floor features two further bedrooms and an additional shower room—ideal for larger families, guests, or creating a dedicated home office setup.

Outside, the property is garden-fronted and bordered by mature shrubs, enhancing privacy and kerb appeal. To the rear, an enclosed paved courtyard offers a secure and low-maintenance outdoor space, perfect for entertaining or relaxing in the warmer months. An off-road parking space at the rear adds further convenience in this popular residential area.

With its spacious layout, prime location, and excellent versatility, this home represents a rare opportunity in the local market. Early viewing is highly recommended to fully appreciate everything it has to offer.





## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge

14'0" x 13'3" (4.27m x 4.04m)

Double glazed window to front, feature fireplace with inset fire, radiator, door leading to:

### Kitchen/Dining Room

13'2" x 10'7" (4.02m x 3.22m)

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, plumbing for dishwasher, space for fridge/freezer, inglenook space for range style cooker, double glazed window to rear, radiator, door leading out to rear garden, stairs leading to first floor, stairs leading down to cellar.

## BASEMENT

### Cellar

4'2" x 13'3" (1.28m x 4.04m)

## FIRST FLOOR

### Landing

Stairs leading to second floor, doors leading to:

### Bedroom 1

12'0" x 13'3" (3.66m x 4.04m)

Two double glazed windows to front, radiator.

### Bedroom 2

13'0" x 5'10" (3.97m x 1.79m)

Double glazed window to rear, radiator, door to storage cupboard.

### Bathroom

8'4" x 7'1" (2.54m x 2.16m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, double glazed window to rear, heated towel rail.

## SECOND FLOOR

### Landing

Doors leading to:

### Bedroom 3

13'11" x 13'3" (4.24m x 4.04m)

Double glazed velux window, radiator, door to eaves storage, door leading to:

### En-suite Shower Room

Three piece suite comprising tiled shower enclosure, vanity wash hand basin and low-level WC, radiator.

### Bedroom 4

12'1" x 8'10" (3.69m x 2.68m)

Double glazed window to front, radiator, door to storage cupboard.

## OUTSIDE

Garden fronted with mature shrubs. Enclosed paved courtyard to rear. Off road parking to rear.

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