



## Oxford Street, Stalybridge, SK15 3JJ

**Offers over £159,950**

This attractive two bedroom stone-built mid terrace property occupies a pleasant position within a popular residential area of Stalybridge, well placed for easy access to Stalybridge town centre, the train station and a comprehensive range of local shops, schools and everyday amenities. Stalybridge Country Park is just a short distance away, offering beautiful open countryside, walking trails and outdoor recreation.

Offered for sale with no vendor chain, the property represents an ideal purchase for first time buyers, young professionals or those looking to downsize to a manageable and conveniently located home. Well presented throughout and ready to move straight into, the accommodation is thoughtfully arranged over two floors.

To the ground floor, the lounge provides a welcoming and comfortable living space with ample room, creating a versatile area for relaxing or entertaining. The kitchen is fitted with a range of wall and base units, offering practical storage and workspace, with space for essential appliances and direct access to the rear courtyard.

To the first floor, there are two well proportioned bedrooms, both offering flexibility for use as a main bedroom, guest room or home office. The bathroom is fitted with a distinctive roll top bath, adding a touch of character and style, alongside complementary sanitary ware.

Externally, the enclosed rear courtyard provides a low maintenance outdoor area.

This appealing home offers comfort, character and a location that balances town centre accessibility with nearby green space, making it a property that must be viewed to be fully appreciated.



## GROUND FLOOR

### Lounge

12'8" x 14'2" (3.86m x 4.32m)

Door to front, double glazed window to front, door leading to:

### Kitchen

10'0" x 10'10" (3.04m x 3.29m)

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, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, stairs leading to first floor, door leading out to rear.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

12'8" x 14'2" (3.86m x 4.32m)

Double glazed window to front, radiator.

### Bedroom 2

6'7" x 7'8" (2.00m x 2.34m)

Double glazed window to rear, radiator.

### Bathroom

7'1" x 6'1" (2.15m x 1.85m)

Three piece suite comprising roll top bath with ornamental feet and shower over, wash hand basin and high-level flush WC, double glazed window to rear.

## OUTSIDE

Courtyard 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/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. 57.3 sq. metres (616.5 sq. feet)

