



## Spring Bank, Stalybridge, SK15 2EQ

**Offers over £195,000**

This two bedroom terraced home is ideally situated in the sought-after Hough Hill area of Stalybridge with no vendor chain, offering a fantastic balance of convenience and access to the outdoors. With scenic walks close by and Cheetham's Park just a short stroll away, the location is perfect for those who enjoy green open spaces while remaining within easy reach of everyday amenities. Stalybridge Town Centre is also nearby, providing a variety of shops, leisure facilities, and excellent transport links including both bus and train services, making it an ideal choice for commuters.

Internally, the property offers well proportioned accommodation throughout, comprising a comfortable lounge, a separate dining room providing versatile living space, a fitted kitchen, and the added benefit of a downstairs WC to the ground floor. To the first floor, there is a spacious landing leading to two good sized bedrooms and a modern shower room. Externally, there is a shared area to the rear.

This property will appeal to a range of buyers including first time purchasers, investors, and those looking to downsize. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Lounge

12'9" x 12'9" (3.89m x 3.89m)

Door to front, double glazed window to side, double glazed window to front, radiator, open plan to:

### Dining Room

12'3" x 12'9" (3.73m x 3.89m)

Double glazed window to side, door to storage cupboard, radiator, door leading to:

### Kitchen

11'2" x 13'7" (3.40m x 4.15m)

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, radiator, door leading out to rear, door to stairs leading to first floor, door leading to:

### WC

Two piece suite comprising, wash hand basin and low-level WC, radiator.

## FIRST FLOOR

### Landing

Double glazed window to side, radiator, wardrobes, doors leading to:

### Bedroom 1

12'9" x 13'4" (3.89m x 4.07m)

Double glazed window to front, double glazed window to side, wardrobes, radiator.

### Bedroom 2

7'11" x 8'4" (2.41m x 2.54m)

Double glazed window to rear, wardrobes, radiator.

### Shower Room

Three piece suite comprising, shower area, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

## OUTSIDE

Shared paved area 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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