home estate agents

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Hawke Street, Stalybridge, SK15 2PQ

Offers over £165,000

This two bedroom mid terraced property, offered for sale with no vendor chain, is ideally positioned in the heart of Stalybridge and offers accommodation arranged over three floors, including a useful loft room. Ideal for someone looking to put their own stamp on it, the property is perfectly suited to first-time buyers, small families, or investors. The home enjoys a convenient location close to highly regarded local schools, a variety of shops, cafés, and everyday amenities, along with excellent transport links for commuters. Stalybridge Town Centre is just a short distance away, while nearby green spaces and scenic walking routes provide an ideal setting for outdoor enthusiasts.

Internally, the accommodation briefly comprises an entrance vestibule, a comfortable lounge, and a spacious kitchen/diner to the ground floor. To the first floor are two well proportioned bedrooms and a shower room, while the second floor features a versatile loft room offering additional space.

Externally, the property benefits from a forecourt garden to the front and an enclosed yard to the rear, providing a low maintenance outdoor space. This is an excellent opportunity to acquire a well located home with versatile accommodation and no onward chain.

GROUND FLOOR

Entrance Vestibule
Door to front, door leading to:

Lounge
13'4" x 13'4" (4.06m x 4.06m)
Window to front, built-in storage, open plan to:

Kitchen/Diner
12'8" x 10'8" (3.86m x 3.26m)
Fitted with a matching range of base units with worktop space over, inset sink and drainer with taps, plumbing for washing machine, space for fridge/freezer and cooker, window to rear, door to storage cupboard, stairs leading to first floor, door leading out to rear.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
12'0" x 13'4" (3.66m x 4.06m)
Window to front.

Bedroom 2
11'9" x 7'7" (3.58m x 2.31m)
Window to rear.

Shower Room
Three piece suite comprising, shower area, vanity wash hand basin and low-level WC, part tiled walls, window to rear.

SECOND FLOOR

Loft Room
18'0" x 13'4" (5.48m x 4.06m)
Window to front.

OUTSIDE
Forecourt garden to the front. Enclosed yard 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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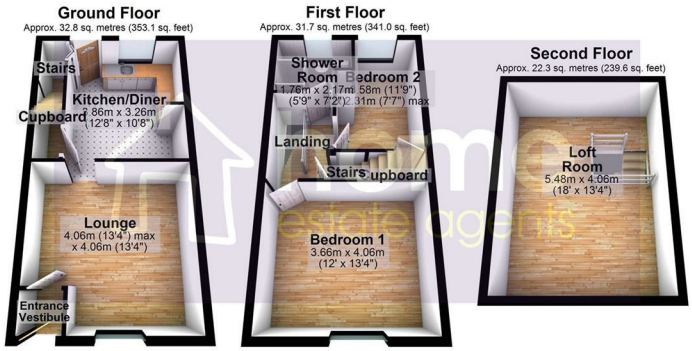

Total area: approx. 86.7 sq. metres (933.6 sq. feet)

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