



## St. Winifreds Place, Stalybridge, SK15 1ND

**Offers over £229,950**

Nestled in the charming area of St. Winifreds Place, Stalybridge, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for small families or couples seeking a cosy home.

The house features two spacious bedrooms, each designed to create a peaceful retreat at the end of the day. The bathroom is thoughtfully appointed, ensuring that your daily routines are both comfortable and efficient.

Stalybridge is known for its friendly community and excellent local amenities, making it a desirable location for those looking to settle down. With easy access to transport links, you can enjoy the tranquillity of suburban living while remaining well-connected to nearby towns and cities.

This property presents a wonderful opportunity for anyone looking to make a home in a welcoming neighbourhood. Whether you are a first-time buyer or seeking a rental investment, this mid-terrace house at St. Winifreds Place is certainly worth considering.



## GROUND FLOOR

### Lounge

11'7" x 14'4" (3.53m x 4.37m)

Double glazed window to front, fireplace, radiator, door to:

### Kitchen/Diner

6'7" x 14'4" (2.00m x 4.37m)

Fitted with a range of base and eye level units with worktop space over, built-in oven, hob with extractor hood, double glazed window to rear, door to:

### Utility Room

7'0" x 7'0" (2.13m x 2.13m)

Double glazed window to side, door to:

## FIRST FLOOR

### Landing

### Master Bedroom

8'3" x 14'4" (2.52m x 4.37m)

Window to front, door to:

### Bedroom 2

10'5" x 9'0" (3.17m x 2.74m)

Double glazed window to rear, radiator, door.

### Bathroom

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to rear, radiator.

## CELLAR

### Family Room

11'0" x 13'0" (3.35m x 3.96m)

Double glazed window to front, radiator, door to Storage cupboard, open plan, door to:

## 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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Total area: approx. 93.1 sq. metres (1001.7 sq. feet)

