



Ridge Hill Lane, Stalybridge, SK15 1NF

Offers over £140,000

This well-located two-bedroom mid-terraced property is situated within walking distance of Stalybridge train station, offering excellent transport links for professionals and commuters. Stamford Park, Tameside Hospital, and Stalybridge town centre are all easily accessible, along with a wide range of local amenities.

The property offers a great opportunity for first-time buyers looking to add their own personal touch, or for investors seeking a promising rental prospect.

The ground floor features an entrance vestibule leading into a spacious lounge and a kitchen/diner to the rear. On the first floor, there are two well-proportioned bedrooms and a family bathroom. A versatile loft room occupies the second floor, providing additional space that could suit a variety of uses.

Outside, there is a low-maintenance yard to the rear, perfect for relaxing or outdoor storage.

This property offers fantastic potential in a highly convenient location—early viewing is recommended.



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge

13'0" x 13'0" (3.97m x 3.96m)

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

Kitchen/Diner

11'0" x 10'2" (3.35m x 3.09m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, space for cooker, double glazed window to rear, door to stairs leading to first floor.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

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

Double glazed window to front, radiator.

Bedroom 2

11'0" x 5'6" (3.35m x 1.67m)

Double glazed window to rear, radiator.

Bathroom

7'11" x 4'2" (2.42m x 1.27m)

Three piece suite comprising bath, wash hand basin and low-level WC, double glazed window to rear, radiator.

SECOND FLOOR

Loft Room

8'2" x 13'0" (2.49m x 3.96m)

Double glazed velux window to front.

OUTSIDE

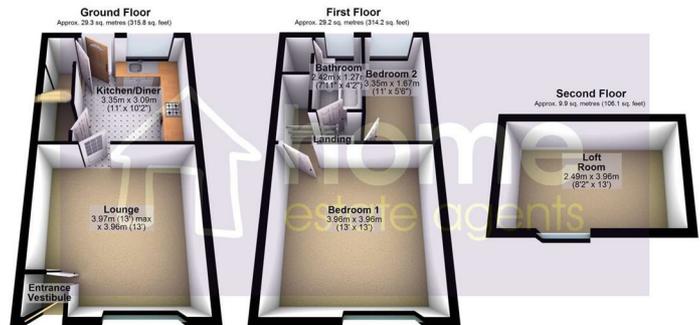
Yard to rear.

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. 68.4 sq. metres (736.2 sq. feet)

