



Tatton Street, Stalybridge, SK15 2LL

Offers over £159,950

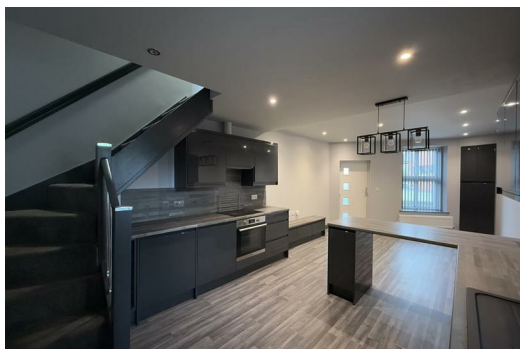
A very well presented two bedroom mid-terrace property offered with no onward chain, ideal for first-time buyers, downsizers or investors alike. Located in a highly convenient part of Stalybridge, the property is within easy walking distance of the town centre, a variety of shops, cafes and amenities, as well as excellent transport links including Stalybridge train station and major bus routes—making commuting to Manchester and surrounding areas straightforward. Cheetham Park is also just a short stroll away, providing a lovely green space for outdoor leisure and relaxation.

Internally, the ground floor boasts a bright and spacious open plan layout with a welcoming lounge area and a modern kitchen complete with breakfast bar, integrated appliances and stylish finishes. This open arrangement makes the most of the space and creates a sociable hub ideal for relaxing or entertaining.

To the first floor are two well-proportioned bedrooms, both decorated in neutral tones, along with a sleek, modern bathroom fitted with contemporary fixtures and finishes. The property has been tastefully maintained throughout and is ready for immediate occupancy.

To the rear is a communal yard area along with a further shared grassed space—perfect for enjoying some fresh air or a quiet moment outside.

With no onward chain and a move-in ready interior, this is a fantastic opportunity to secure a well-located home close to everything Stalybridge has to offer. ****Viewing Highly Recommended****



GROUND FLOOR

Open Plan Living

25'2" x 11'4" (7.66m x 3.46m)

Composite door to front, double glazed window to front, double glazed window to side, two radiators, door to storage cupboard, kitchen area fitted with a modern matching range of base and eye-level units with matching breakfast bar and worktop space over, inset sink and drainer with mixer tap, built-in oven, built-in hob with extractor fan over, integrated fridge, integrated washing machine, stairs leading to first floor, door leading out to side.

FIRST FLOOR

Landing

Loft access, doors leading to:

Bedroom 1

12'9" x 11'4" (3.88m x 3.46m)

Double glazed window to front, radiator,

Bedroom 2

8'11" x 8'7" (2.73m x 2.61m)

Double glazed window to side, radiator, door to storage cupboard.

Bathroom

4'6" x 7'9" (1.38m x 2.35m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, heated towel rail.

OUTSIDE

Communal yard area to the rear with further grassed area.

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. 49.8 sq. metres (536.5 sq. feet)

