



Mill Street, Stalybridge, SK15 2LP

Price £175,000

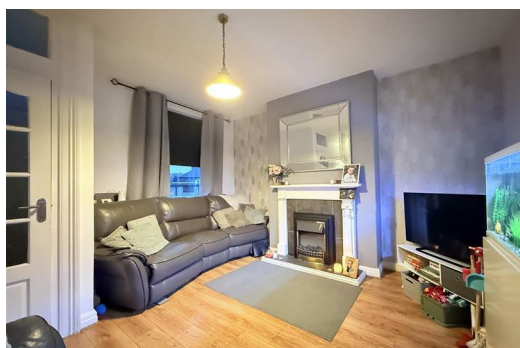
This charming and well-presented two-bedroom end-terraced property is an ideal home for first-time buyers, offering generous living space, a convenient location, and excellent transport links. Situated close to Stalybridge Town Centre, it provides easy access to a range of local amenities, including shops, supermarkets, cafes, and restaurants. The property is also within close proximity to well-regarded schools and has excellent transport links, with bus and train stations nearby, making it perfect for commuters. For those who enjoy outdoor activities, the beautiful Cheetham Park is just a short walk away.

The ground floor features an entrance vestibule leading into a spacious and welcoming lounge, perfect for relaxation. A separate dining room provides ample space for entertaining or family meals, while the well-appointed kitchen is designed for both functionality and style. A convenient ground-floor WC adds extra practicality.

Upstairs, the property boasts two well-proportioned bedrooms, providing comfortable and versatile living spaces. Additionally, there is a useful storage room that offers potential for a home office, dressing room, or additional storage space, making it a valuable addition to the home. The family bathroom completes this floor.

Externally, the property benefits from a good-sized enclosed yard to the rear, offering a private outdoor space. This low-maintenance outdoor area is great for those who want to enjoy a private retreat without the upkeep of a large garden.

With its excellent location and spacious layout, this property is a must-see for first-time buyers looking to step onto the property ladder. Don't miss out on the opportunity to make this house your home – early viewing is highly recommended!



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge

13'4" x 13'6" (4.06m x 4.11m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, door leading to:

Dining Room

11'2" x 10'7" (3.40m x 3.22m)

Radiator, stairs leading to first floor, under stairs storage, door leading to:

Kitchen

8'11" x 12'10" (2.72m x 3.91m)

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, space for cooker, two double glazed windows to rear, door leading out to rear garden, door leading to:

WC

Two piece suite comprising, wash hand basin and low-level WC, part tiled walls.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13'5" x 10'6" (4.09m x 3.19m)

Double glazed window to front, radiator.

Bedroom 2

11'1" x 8'7" (3.38m x 2.62m)

Double glazed window to rear, radiator.

Storage/Office

9'4" x 4'11" (2.85m x 1.50m)

Radiator.

Bathroom

7'5" x 7'1" (2.27m x 2.16m)

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

OUTSIDE

Enclosed yard area to rear.

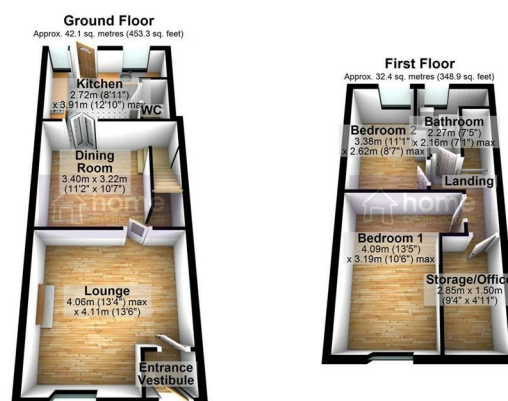
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Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment,

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. 74.5 sq. metres (802.2 sq. feet)

