



Tatton Street, Stalybridge, SK15 2LL

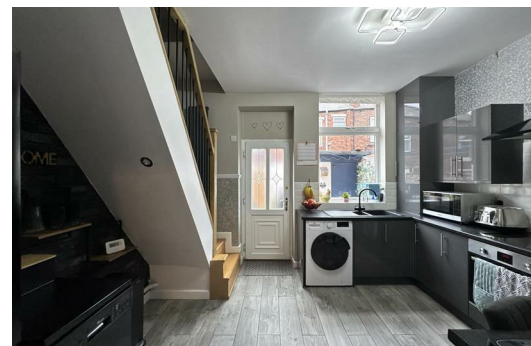
Offers over £169,950

This beautifully presented two bedroom mid-terrace property is the perfect choice for first time buyers or anyone looking for a home that combines convenience, comfort and charm. Situated in a highly regarded and central location in Stalybridge, the property is within easy walking distance of the town centre, where an excellent range of shops, supermarkets, cafés, restaurants and everyday amenities can be found. For those needing to commute, the superb transport links make travel simple, with Stalybridge train station and regular bus services offering direct connections into Manchester and surrounding areas. For leisure and recreation, the much-loved Cheetham Park is just a short stroll away, providing scenic green spaces, play areas and woodland walks to enjoy all year round.

On the ground floor, an entrance vestibule leads into a bright and comfortable lounge, perfect for cosy evenings. The kitchen, fitted with a breakfast bar, offers a sociable and practical space for both everyday living and entertaining. Upstairs, there are two bedrooms and a well-appointed three-piece bathroom.

Externally, the property benefits from an enclosed paved yard to the rear, offering a private and low-maintenance outdoor area that is perfect for relaxing, al fresco dining or enjoying summer barbecues. A brick-built outbuilding provides excellent storage.

Combining style, practicality and a sought-after location, this property is ready to move straight into and would make a wonderful home for those looking to step onto the property ladder. Early viewing is highly recommended to fully appreciate all that is on offer.



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge

14'2" x 12'9" (4.32m x 3.89m)

Double glazed window to front, feature fireplace, radiator, open plan to:

Kitchen

10'3" x 12'9" (3.13m x 3.89m)

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, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, stairs leading to first floor, door leading out to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

14'2" x 12'9" (4.32m x 3.89m)

Double glazed window to front, radiator.

Bedroom 2

10'1" x 7'1" (3.07m x 2.16m)

Double glazed window to rear, radiator.

Bathroom

6'5" x 5'0" (1.95m x 1.52m)

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

OUTSIDE

Enclosed paved yard to the rear with outbuilding for storage.

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. 58.4 sq. metres (628.6 sq. feet)

