



Clarence Street, Stalybridge, SK15 1QP

Offers over £235,000

This attractive two bedroom mid mews property with loft room is ideally situated on Clarence Street, just off Stamford Street, in a popular residential location close to the border of Stalybridge and Ashton-under-Lyne.

Offering spacious and versatile accommodation arranged over three floors, the property is well suited to first time buyers, growing families or those looking to downsize whilst still benefiting from flexible living space. Conveniently positioned within walking distance of the ever popular Stamford Park and Tameside General Hospital, the property also enjoys easy access to a wide range of local shops, schools, supermarkets, cafes and leisure amenities. Excellent commuter links to Manchester and surrounding areas are available via the Metrolink network, regular bus routes, and both Ashton and Stalybridge train stations, making this an ideal choice for those needing to travel for work.

The accommodation briefly comprises an entrance hall, comfortable lounge, fitted kitchen, useful utility room and a conservatory with fixed roof to the ground floor, providing additional reception space that can be enjoyed throughout the year. To the first floor are two well proportioned bedrooms and a bathroom, whilst the converted loft room to the second floor offers a versatile additional space.

Externally, the property benefits from a driveway providing off road parking together with a small artificial lawned area to the front for ease of maintenance. To the rear is an enclosed tiered garden featuring paved patio seating areas and artificial lawn sections, creating an attractive low maintenance outdoor space perfect for relaxing, entertaining or enjoying time with family and friends.



GROUND FLOOR

Hall

Door to front, double glazed window to front, radiator, stairs leading to first floor, door leading to:

Lounge

10'9" x 12'3" (3.28m x 3.73m)

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

Kitchen

8'10" x 12'3" (2.69m x 3.73m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, built-in oven, built-in hob with extractor hood over, double glazed windows to rear, open to:

Utility

10'0" x 5'11" (3.05m x 1.80m)

Plumbing for washing machine, double glazed window to rear, radiator, door leading to:

Conservatory

Double glazed windows to sides, two windows to rear, fixed roof, double glazed sliding patio door opening to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

10'11" x 11'7" (3.33m x 3.52m)

Double glazed window to front, radiator.

Bedroom 2

8'11" x 10'8" (2.71m x 3.24m)

Double glazed window to rear, radiator.

Bathroom

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

Landing

Double glazed window to front, radiator, stairs leading to second floor.

SECOND FLOOR

Loft Room

13'5" x 18'6" (4.08m x 5.64m)

Double glazed velux window.

OUTSIDE

Driveway to the front with artificial lawn area. Enclosed tiered

garden to the rear with paved patio areas and artificial lawn sections.

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. 116.3 sq. metres (1251.7 sq. feet)

