



Huddersfield Road, Stalybridge, SK15 3ET

Offers over £169,950

This two bedroom terraced property is offered for sale with no vendor chain, presenting an excellent opportunity for first time buyers, investors, or those looking to add their own personal touch. Situated on the ever popular Huddersfield Road, the home benefits from a highly convenient location with easy access to a range of local shops, well regarded schools, and excellent transport links, making it ideal for commuters. The property is also ideally placed for access to nearby Stalybridge Country Park, providing an abundance of beautiful open green spaces, woodland walks, reservoirs and scenic trails, perfect for those who enjoy the outdoors.

The accommodation comprises a lounge and a spacious kitchen/diner to the ground floor, while the basement offers useful additional storage space or potential for further use. To the first floor there are two bedrooms and a bathroom. Externally, there is a shared area to the rear with parking available.

This property offers fantastic potential in a sought-after location and early viewing is highly recommended.



**MORE PHOTOS
TO FOLLOW.**



GROUND FLOOR

Lounge

10'3" x 14'7" (3.13m x 4.44m)

Door to front, double glazed window to front, radiator, door leading to:

Kitchen/Diner

14'6" x 14'7" (4.43m x 4.44m)

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, double glazed window to rear, stairs leading to first floor, stairs down to basement, door leading out to rear.

BASEMENT

Cellar

10'6" x 14'7" (3.20m x 4.44m)

Double glazed window to rear, radiator.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

10'4" x 14'7" (3.15m x 4.44m)

Double glazed window to front, radiator.

Bedroom 2

14'11" x 8'5" (4.55m x 2.57m)

Double glazed window to rear, radiator.

Bathroom

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

OUTSIDE

Shared area to the rear with parking available.

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/herself 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. 83.8 sq. metres (902.1 sq. feet)