home estate agents

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# Stocks Lane, Stalybridge, SK15 2LN

## Offers in the region of £200,000

Nestled on Stocks Lane in the charming town of Stalybridge, this delightful Victorian mid-terrace house offers a perfect blend of character and modern living. Spread over three floors, the property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

Upon entering, you are welcomed into a cosy reception room that exudes warmth and charm, perfect for relaxing or entertaining guests. The layout of the house is both practical and inviting, ensuring that every corner is utilised effectively. The bathroom is conveniently located, catering to the needs of the household with ease.

One of the standout features of this property is the off-street parking, providing a rare convenience in a mid-terrace home. Additionally, the location is simply superb. Just a stone's throw away, you will find Mellor's Bakery, a local gem known for its delicious treats, making it easy to indulge in freshly baked goods. For those who commute, the Stalybridge train station is only an eight-minute walk away, offering excellent transport links to nearby towns and cities.

This property presents a wonderful opportunity to enjoy the charm of Victorian architecture while benefiting from modern amenities and a prime location. Whether you are looking to invest or find your next home, this mid-terrace house on Stocks Lane is certainly worth considering.







## GROUND FLOOR

### Living Room
13'11" x 14'0" (4.24m x 4.27m)
Window to front, radiator, door to kitchen

### Kitchen
10'11" x 10'8" (3.32m x 3.26m)
Window to rear, radiator, stairs, door to yard and off road parking space

### Cellar
7'10" x 3'0" (2.40m x 0.91m)
cellar




## FIRST FLOOR

### Landing
2'9" x 2'9" (0.85m x 0.84m)
landing

### Bedroom 1
13'11" x 14'0" (4.24m x 4.27m)
Window to front, radiator

### Bedroom 2
10'9" x 6'9" (3.28m x 2.07m)
Window to rear, radiator

### Bathroom
7'9" x 3'10" (2.37m x 1.16m)
Window to rear 3 piece suite bathtub toilet and sink basin

### 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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