



## Huddersfield Road, Stalybridge, SK15 3DY

**Offers over £179,950**

Deceptively spacious, this well-presented two bedroom mid terrace property is offered for sale with no vendor chain and enjoys the added benefit of off-road parking to the rear, making it a highly desirable home in a popular residential area.

The property also features a converted cellar, providing additional flexible living space that can be tailored to suit a variety of needs such as a home office, hobby room, games room, or guest room, in addition to a useful and spacious storage area.

Ideally situated just a short distance from Stalybridge town centre, the property enjoys easy access to a wide range of amenities including shops, cafes and bars. Local schools are within close proximity, making this an attractive choice for young families, and the excellent transport links by both road and rail offer direct connections to Manchester and beyond, making it ideal for commuters. Nature lovers and outdoor enthusiasts will appreciate the close proximity to the picturesque Stalybridge Country Park, with its scenic walks and open green spaces.

Internally, the property is arranged over three floors and offers well-balanced accommodation throughout. The ground floor comprises an inviting entrance hall, a bright and comfortable lounge open plan to the dining room, and a fitted kitchen to the rear. The lower ground floor has been thoughtfully converted into two separate rooms, providing valuable extra living space with great versatility, alongside a generous storage area. On the first floor, there are two good-sized bedrooms and a well-appointed bathroom.

To the rear, an access road leads to off-road parking and a private garden area, which offers scope for enhancement into a pleasant outdoor seating or entertaining space.

This property presents an excellent opportunity for a variety of purchasers, whether you're a first-time buyer looking to step onto the property ladder, an investor or a professional seeking a well-located base.





## GROUND FLOOR

### Entrance Hall

Door to front, stairs leading to first floor, door leading to:

### Lounge

11'2" x 10'0" (3.40m x 3.05m)

Double glazed window to front, door to stairs leading down to basement, open plan to:

### Dining Room

12'3" x 12'8" (3.74m x 3.86m)

Window to rear, feature fireplace with inset living flame effect fire, radiator, door leading to:

### Kitchen

8'2" x 13'9" (2.48m x 4.19m)

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, stable door leading out to rear.

## BASEMENT

### Cellar

10'11" x 9'1" (3.33m x 2.78m)

Door leading to:

### Cellar

12'0" x 12'0" (3.66m x 3.66m)

Radiator, doors leading to storage space.

## FIRST FLOOR

### Landing

Radiator, doors leading to:

### Bedroom 1

11'2" x 12'8" (3.40m x 3.86m)

Double glazed window to front, radiator.

### Bedroom 2

12'3" x 9'7" (3.74m x 2.92m)

Double glazed window to rear, radiator.

### Bathroom

8'2" x 5'7" (2.48m x 1.69m)

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

## OUTSIDE

Access road to the rear with off road parking available.

Enclosed garden area beyond.

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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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