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Huddersfield Road, Millbrook, Stalybridge, SK15 3EP

This well-maintained three-storey, two reception rooms, two double-bedroomed mid-terrace is situated in a popular location being within easy access of all local amenities and commuter links and also has several countryside walks on the doorstep. * No vendor chain *.

With delightful views from the upper floors of the rear elevation, we would suggest only an internal inspection will full reveal the size and quality of the accommodation on offer which are married with countryside and moorland views.

Offers Over £185,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Huddersfield Road, Millbrook, Stalybridge, SK15 3EP

- Three-Storey, Two Double-Bedroomed Middle-Terraced Dwelling
- Two Reception Rooms Plus Fully Fitted Breakfast Kitchen With Central Island
- Well-Presented Accommodation
- Modern Kitchen and Bathroom Fittings
- uPVC Double-Glazing and Gas-Fired Central Heating
- Good Size Rear Yard With Further Lawned Communal Gardens
- Stalybridge Country Park Within Close Proximity
- Delightful Views To The Rear and Within Easy Reach of Stalybridge Town Centre
- No Onward Vendor Chain
- Internal Inspection Simple Essential

The Accommodation Briefly

Comprises:

Entrance porch, sitting room with feature fireplace, rear lounge. To the lower ground floor there is a fully fitted breakfast kitchen with central island and integrated appliances. To the first floor there are two double-bedrooms and bathroom/WC with modern white suite.

Externally, the property sits behind a deep pavement whilst to the rear, there is a larger than average fully enclosed flagged yard area with communal lawned gardens beyond.

Local amenities are readily available in nearby Millbrook whilst a wider range of shopping and recreational amenities are to be found in Stalybridge town centre which is readily accessible. The town centre's bus and train stations provide excellent commuter links to Manchester City Centre. The property enjoys good accessibility to numerous countryside walks for those who enjoy outdoor pursuits. Prospective purchasers will also find that there are several local junior and high schools within close proximity.

The Accommodation In Detail

Comprises:

GROUND FLOOR

Entrance Porch

Composite style security door with double-glazed units.

Sitting Room

14'5 x 11'7 (4.39m x 3.53m)

Feature fireplace, uPVC double-glazed window, central heating radiator.

Rear Lounge

14'6 x 12'7 (4.42m x 3.84m)

uPVC double-glazed window, central heating radiator.

LOWER GROUND FLOOR

Breakfast Kitchen

14'5 x 12'6 (4.39m x 3.81m)

Single drainer sink unit with a range of modern wall and floor mounted units, central island with breakfast bar and wine chiller, integrated fridge-freezer, stainless-steel chimney hood, plumbing for automatic washing machine and dryer, plumbing for dishwasher, recess spotlights, feature fireplace, uPVC double-glazed rear door and window, contemporary central heating radiator, understairs storage area.

FIRST FLOOR

Landing

Loft access.

Bedroom 1 (Front)

14'7 x 11'9 (4.45m x 3.58m)

uPVC double-glazed window, central heating radiator.

Bedroom 2 (Rear)

14'6 x reducing to 13'3 x 9'8 reducing to 8'4 (4.42m x reducing to 4.04m x 2.95m reducing to 2.54)

Two uPVC double-glazed windows, feature fireplace, central heating radiator.

Bathroom/WC

7'0 x 7'0 including bulkhead (2.13m x 2.13m including bulkhead)

White suite having panelled bath with shower over, pedestal wash hand basin, low-level WC, part tiled, recess spotlights, central heating radiator.

EXTERNAL

Externally, the property sits behind a deep pavement whilst to the rear, there is a larger than average fully enclosed flagged yard area with communal lawned gardens beyond.

TENURE

Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "A".

VIEWINGS

Strictly by appointment with the Agents.

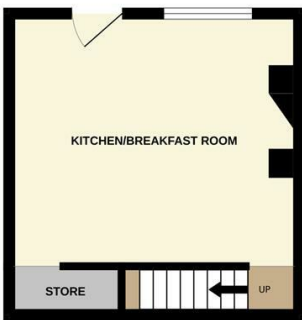


Directions

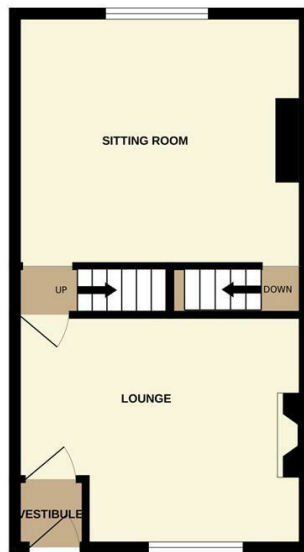


Floor Plan

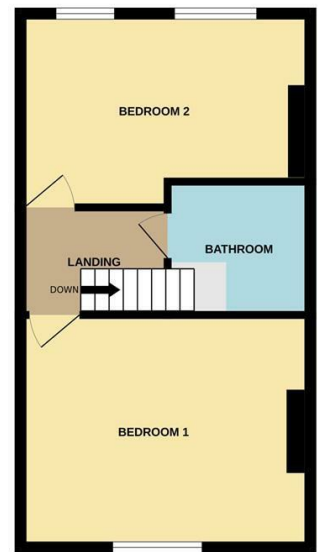
LOWER GROUND FLOOR
212 sq.ft. (18.7 sq.m.) approx.



GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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