



106 Wakefield Road, Stalybridge, SK15 3DB

£300,000

Offering over 1,300 sq ft of living space across four floors, this four bedroom mid terrace home provides plenty of room for a growing family and a layout that can easily adapt to changing needs. Situated on the border of Stalybridge and Heyrod, it enjoys the perfect balance of being well connected whilst still feeling tucked away from the hustle and bustle.

Step inside and you'll find a welcoming lounge, accessed via a small entrance vestibule, creating a lovely first impression. To the rear of the property is a spacious kitchen that's sure to become the heart of the home, complete with a stylish central island that's ideal for busy family mornings, casual dining, or catching up over a coffee. With plenty of cupboard and worktop space, it's a practical room that's been designed with everyday living in mind.

The first floor is home to the main bedroom, a second double bedroom, and a well appointed family bathroom. Head up to the second floor and you'll find two further double bedrooms, one of which benefits from its own four piece en suite bathroom, making it a fantastic guest room or a private space for an older child.

Then there is the lower ground floor - you'll find a second reception room offering great flexibility. Whether you need a cinema room, playroom, home office or gym, this

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GROUND FLOOR

Lounge

12'10" x 14'0" (3.91m x 4.27m)
Window to front elevation. Radiator. Ceiling light.
Open plan to:

Kitchen/Breakfast Room

12'11" x 14'0" (3.94m x 4.27m)
Fitted with matching range of base and eyelevel unit with coordinating oak block style worktops over. Kitchen island with a breakfast bar. Space for range cooker with extractor hood over. Built in eye level Neff electric oven. Space for American style fridge freezer. Plumbed for automatic washing machine. Space for dishwasher. Space for tumble dryer. Stainless steel sink with drainer and Instant boiling water tap. Downlights to ceiling. Window To Rear elevation. Access to stairs down to lower ground floor. Stairs leading up to first floor.

FIRST FLOOR

Landing

6'7" x 14'0" (2.00m x 4.27m)

Master Bedroom

12'10" x 14'0" (3.91m x 4.27m)
Window to front elevation. Double radiator.
Ceiling light.

Bedroom Two

11'10" x 14'0" (3.61m x 4.27m)
Window to rear elevation. Double radiator.
Ceiling light.

Bathroom

10'0" x 4'9" (3.05m x 1.46m)
Fitted with white three piece suite, composing of walk-in shower with a rainfall head attachment, WC, and vanity unit with inset sink. Downlights to ceiling. Extractor. Chrome heated towel rail. Window to rear elevation.

SECOND FLOOR

Landing

2'10" x 8'7" (0.86m x 2.62m)
Door to:

Bedroom Three

10'2" x 8'11" (3.11m x 2.71m)
Window to front elevation. Radiator. Ceiling light.
Built in storage. Door to:

En-suite Bathroom

12'9" x 5'1" (3.89m x 1.55m)
Fitted with four piece suite comprising of panelled bath with mixer taps and shower head over, walk in shower cubicle with mains fed rainfall type shower attachment, WC, and vanity units with inset sink. Heated towel rail. Ceiling lights. Extra extractor. Underfloor heating. Bluetooth speaker set into ceiling for surround sound.

Bedroom Four

9'7" x 8'7" (2.92m x 2.62m)
Skylight. Ceiling light. Tall radiator.

LOWER GROUND FLOOR

Entertainment Room

11'5" x 12'11" (3.48m x 3.94m)

Downlights to ceiling. Inset electric fire. Wall mounted Worcester Combi boiler. Built in storage shelving. Door leading to rear garden.

Outside and Gardens

Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100+
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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