



2 Mostyn Street, Stalybridge, SK15 1TX

Offers Over £190,000

Located on Mostyn Street in Stalybridge, this impressive two bedroom end terrace offers deceptively spacious accommodation over two floors and is sure to appeal to first time buyers, young families, or those looking to downsize without compromising on living space. With two reception rooms, an extended kitchen and a lovely low maintenance garden, this is a home that offers flexible living space.

Set back behind a low walled courtyard garden, the property has an inviting feel from the moment you arrive. Step through the front door into a useful entrance vestibule before heading into the cosy front lounge.

To the rear sits a second reception room overlooking the garden. Whether you are wanting a formal dining room, a childrens playroom, home office or an additional sitting room, this versatile space can easily adapt to suit your lifestyle. Leading through from here is the extended galley style kitchen, stretching to over 18 feet in length and offering plenty of workspace and storage for those who love to cook and entertain.

Upstairs, the home continues to impress with two well proportioned double bedrooms and a family bathroom.

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Entrance Vestibule

Door to:

Lounge

12'11" x 13'4" (3.94m x 4.06m)

Window to front elevation. Ceiling light. Radiator. door to:

Dining Room

13'5" x 13'4" (4.09m x 4.06m)

Window to rear elevation. Ceiling light. Radiator. Access to under stairs storage cupboard. Door to:

Kitchen

18'7" x 6'11" (5.66m x 2.11m)

Fitted with matching range of base and eye level units with coordinating worktops over. Plumbed for automatic washing machine. Space for dishwasher. Built in eye level electric oven. Four electric hob with extractor over. Stainless steel sink with mixer tap and drainer. Wall mounted Combi boiler. Downlights to ceiling. Window to rear elevation. Window to side elevation. Door to side providing access out to rear garden.

Stairs and Landing

Doors to bedrooms and bathroom.

Bedroom One

12'11" x 13'4" (3.94m x 4.06m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Two

13'6" x 7'5" (4.12m x 2.26m)

Window to rear elevation. Ceiling light. Radiator.

Bathroom

Fitted with three piece suite comprising of panelled bath with glass shower screen and mains fed shower over, WC, and a vanity unit with inset sink. Window to rear elevation. Ceiling light. Radiator.

Outside and Gardens

Small forecourt garden to front.

Private enclosed walled rear garden with resin patio area and low maintenance artificially turfed lawn.

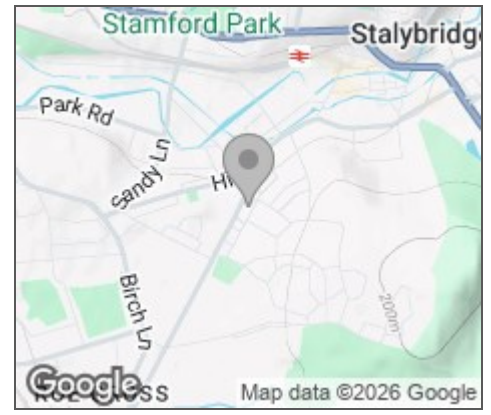
Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: A





Total area: approx. 83.8 sq. metres (901.7 sq. feet)

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			
(81-91) B			
(69-80) C			
(55-68) D			
(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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Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com