



38 Norman Road, Stalybridge, SK15 1LY

Offers Over £250,000

Welcome to Norman Street - a spacious and beautifully presented three bedroom home, perfectly positioned close to the heart of Stalybridge.

Having undergone a comprehensive programme of refurbishment by the current owners, including new windows and external doors, a stylish modern bathroom, and full redecoration throughout, much of the hard work has already been taken care of. The result is a fantastic home that's ready for you to move straight into and start enjoying from day one.

If you're looking for a home that offers plenty of space plus a superb location, this could be the one for you. Just a short stroll from Stalybridge train station, it's ideal for commuters, while Stamford Park and Boating Lake, Tameside General Hospital, and the vibrant town centre are all within easy walking distance. You're also within the catchment area for West Hill School and a range of other well-regarded local schools, making this a great choice for families.

Set slightly elevated from the road, with a courtyard garden to the front, the home welcomes you through a handy entrance vestibule. From here, you step into the hallway which leads through to the main living space.

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Entrance Vestibule

Door to:

Hallway

Stairs to first floor. Radiator. Ceiling light. Door to:

Lounge

10'6" x 11'2" (3.20m x 3.40m)

Box window to front elevation. Ceiling light. Radiator. Open plan archway to:

Dining Room

14'3" x 12'4" (4.34m x 3.76m)

Window to rear elevation. Ceiling light. Radiator. Door to:

Kitchen

13'1" x 7'9" (3.98m x 2.35m)

Fitted with a matching range of base and eyelevel units with coordinating worktops over. Built an electric oven with four ring gas hob and pull out extractor hood over. Space for under counter fridge. Space for under counter freezer. Plumbed for automatic washing machine. One and a half bowl stainless steel sink with mixer tap and drainer. Downlights to ceiling. Window to rear elevation. Window to side elevation. Door leading out to rear yard. Door providing access down to cellar.

Stairs and Landing

Doors to Bedrooms One and Two. Door to Bathroom. Ceiling light. Stairs rising to second floor.

Bedroom One

11'2" x 13'9" (3.40m x 4.19m)

Window to front. Double radiator. Ceiling light.

Bedroom Two

14'7" x 9'6" (4.45m x 2.90m)

A generous a double bedroom with window to rear elevation, double radiator, and ceiling light.

Bathroom

A fully tiled bathroom fitted with three piece suite comprising of bath with mixer tap main fed shower and glass shower screen, hidden cistern WC, and vanity unit with inset sink. Downlights to ceiling. Chrome heated towel rail. Window to side elevation. Extractor.

Bedroom Three

17'0" x 15'2" (5.18m x 4.62m)

A generous double bedroom with storage into eaves on both sides. Fitted carpet. LED lighting to ceiling. Two double radiators. Large Velux window. Access to loft for storage.

Cellar

8'6" x 5'11" (2.59m x 1.80m)

Stairs lead down to cellar area with ceiling light. Ideal for additional storage.

Outside and Gardens

Small forecourt garden to front.

Private enclosed yard to rear.

Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: B

Tel: 0161 303 0778





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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	(81-91) B			(92 plus) A	(81-91) B		
(69-80) C	(55-68) D			(69-80) C	(55-68) D		
(39-54) E	(21-58) F			(39-54) E	(21-58) F		
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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