



## 13 Buttermere Terrace, Stalybridge, SK15 1EJ

**£135,000**

A Wilson Estates are delighted to bring to market this three bedroom mid mews home on Buttermere Terrace in the popular Ridge Hill area of Stalybridge. Offering spacious accommodation set over two floors, this much loved property has been in the same family for almost 25 years and is now ready for a new chapter. Could it be your next home?

The property is approached via a pedestrian walkway and welcomes you with a gated front yard. Step inside and you will find a generous entrance hallway with two useful storage cupboards. To the right is a convenient downstairs WC and to the left a well laid out kitchen. The lounge sits to the rear of the home and measures an impressive 21 feet, giving you plenty of space for both relaxing and dining.

Upstairs there are two double bedrooms at the rear, each enjoying far reaching views towards Manchester City Centre and beyond. A single bedroom sits at the front of the property along with a family bathroom.

Outside, the rear garden is a great size and designed with family life in mind. With decking, artificial lawn and stone patio, it is easy to maintain while still offering lots of

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## Hallway

Two storage cupboards. Stairs to first floor. Door to:

## WC

Window to front elevation. WC and hand wash basin. Radiator.

## Lounge

10'9" x 21'0" (3.28m x 6.40m)

Two windows to rear elevation. Two ceiling lights. Radiator. Door to rear garden.

## Kitchen

10'8" x 8'8" (3.25m x 2.65m)

Window to front elevation. Fitted with matching range of base and eye level units with coordinating worktops over. Inset sink with mixer tap. Plumbed for automatic washing machine. Space for fridge freezer.

## Stairs and Landing

Doors to bedrooms and family bathroom.

## Bedroom One

10'9" x 11'10" (3.28m x 3.61m)

The master bedroom enjoys far reaching views from window to rear elevation. Single radiator. Ceiling light.

## Bedroom Two

14'1" x 10'2" (4.29m x 3.10m)

Window to rear elevation with far reaching views. Single radiator. Ceiling light.

## Bedroom Three

7'4" x 6'7" (2.24m x 2.00m)

A single bedroom with window to front elevation. single radiator. Ceiling light.

## Bathroom

Fitted with three piece suite comprising of panelled bath with glass shower screen and mains fed shower over, hand wash basin, and WC. Single radiator. Ceiling light. Two windows to front elevation. Access to boiler cupboard.

## Outside and Gardens

Small enclosed front yard. Private enclosed garden to rear with decked level, artificial lawned level and stone patio level.

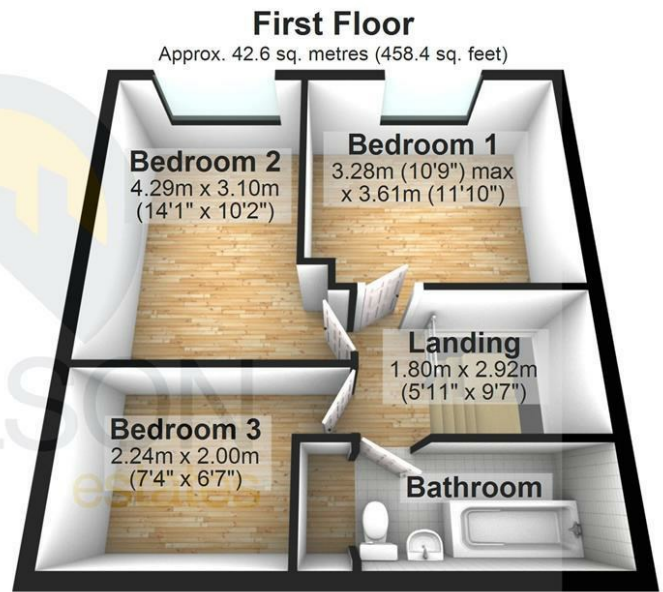
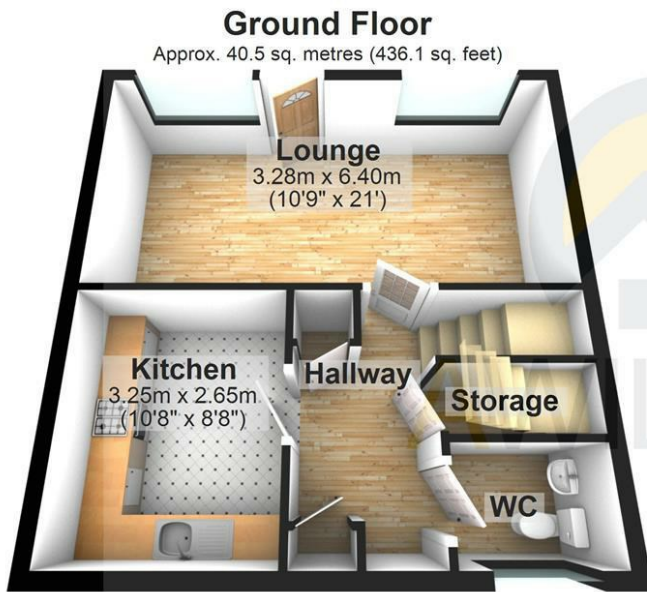
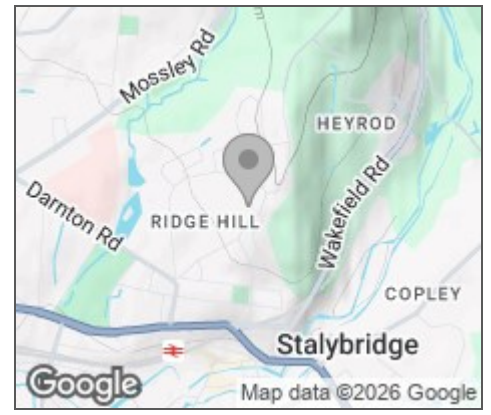
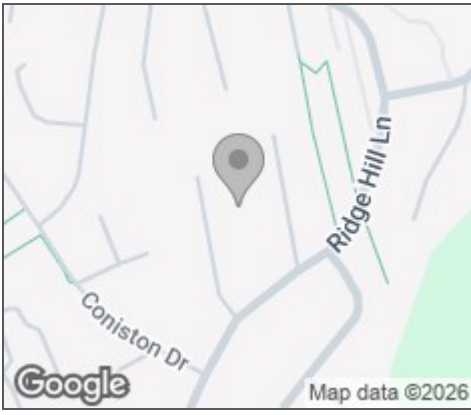
## Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: A





Total area: approx. 83.1 sq. metres (894.5 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	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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