



## 35 West Street, Stalybridge, SK15 1NE

### Offers Over £220,000

Welcome to West Street - a spacious and beautifully presented four bedroom home close to the heart of Stalybridge.

If you're looking for a home that's not only stylish but also superbly located, this could be the one for you! Just a short stroll from Stalybridge train station, it's ideal for commuters, and you're also within walking distance of Stamford Park and Boating Lake, Tameside General Hospital, and the bustling town centre, plus you are in the catchment area for West Hill School and other popular local schools. Everything you need is right on your doorstep.

Set slightly elevated from the road with steps leading to the front door, this home welcomes you in through a handy entrance vestibule. From there, you step straight into a stylish lounge - think hardwood flooring underfoot and a feature fireplace that adds warmth and character.

To the rear, the bright and airy kitchen/diner features sleek white gloss units, oak block style worktops, and a breakfast bar that's perfect for both morning coffees and casual evening meals. This space opens out onto the rear yard, which the current owners have transformed with stylish fencing, built in lighting, and low maintenance artificial grass. It's a little suntrap, perfect for soaking up the sunshine or enjoying a relaxed drink with friends.

# 35 West Street

, Stalybridge, SK15 1NE

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## Property Comprises of:

### Entrance Vestibule

Providing that all important storage for coats and shoes. Door to:

### Lounge

13'5" x 14'1" (4.09m x 4.29m)

Window to front elevation. Inset feature gas fire. Radiator. Ceiling light. Door to:

### Kitchen/Diner

11'3" x 14'1" (3.43m x 4.29m)

A spacious kitchen diner fitted with a matching range of base and eye level units with coordinating oak block style worktops over. Inset sink with mixer tap. Built in eye level electric oven with built in matching microwave over. Four ring gas hob. Integrated fridge/freezer. Integrated washer/dryer. Integrated dishwasher. Window to rear. Radiator. Under stairs storage cupboard. Stable door leading to rear garden.

### Stairs and Landing

Doors to Bedrooms One and Two. Door to bathroom. Stairs to second floor.

### Bedroom One

11'1" x 13'11" (3.38m x 4.24m)

Window to front elevation. Radiator. Built in storage providing wardrobe space. Ceiling light.

### Bedroom Two

11'7" x 8'9" (3.53m x 2.67m)

Window to rear elevation. Radiator. Ceiling light. Built in storage.

### Bathroom

Window to rear elevation. heated towel rail, door to:

### Stairs and Landing

Doors to Bedroom Three and Office

### Bedroom Three

9'8" x 13'7" (2.95m x 4.15m)

A bedroom of double proportions with skylight. Eaves storage. Ceiling light. Radiator.

### Office/ Bedroom Four

6'4" x 12'9" (1.92m x 3.89m)

Skylight. Eaves storage. radiator, door to shower room.

### Shower Room

4'1" x 4'0" (1.24m x 1.21m)

Fitted with double shower cubicle with electric shower. Ceiling light.

### Outside and Gardens

Small walled front garden with steps leading to the first floor. To the rear there is a private enclosed yard, laid with artificial lawn, with outside tap, plus modern fencing with built in lighting.

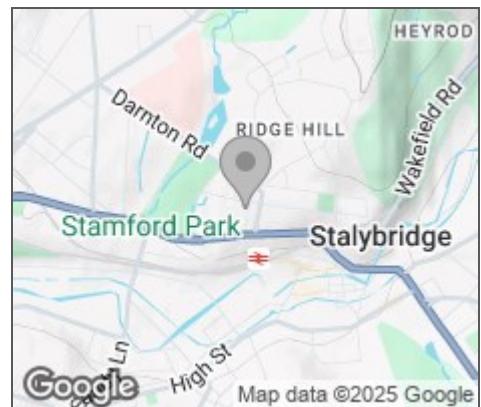
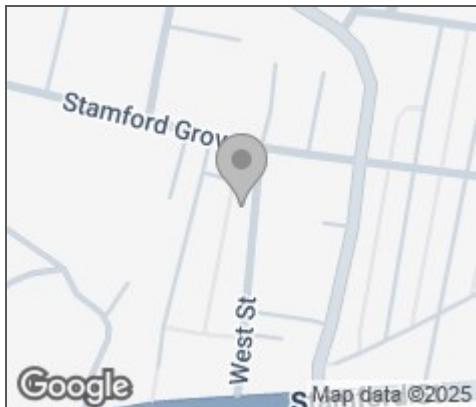
### Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: B





### Ground Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



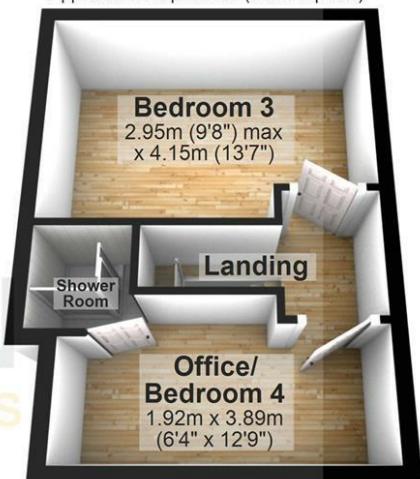
### First Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



### Second Floor

Approx. 24.1 sq. metres (259.9 sq. feet)



Total area: approx. 97.0 sq. metres (1044.6 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 <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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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