



15 Hamilton Street, Stalybridge, SK15 1LL

Offers Over £160,000

Located on Hamilton Street in Stalybridge, this three bedroom terrace home offers ready to move in to accommodation which would be perfect for first time buyers or an investor looking to expand their portfolio. Coming to the market with the added benefit of No vendor chain, meaning that you could move quickly subject to any necessary surveys and conveyancing.

As you step through the front door into an entrance vestibule leading to a good sized lounge. The kitchen is to the rear and features a newly fitted kitchen complete with built in electric oven and gas hob. Head upstairs where you will find three bedrooms and a white bathroom suite.

Externally there is a neat private enclosed yard to the rear.

Location wise, it couldn't be more convenient. You're just a short walk from Stalybridge train station - ideal for commuters, as well as Stamford Park and Boating Lake, Tameside General Hospital, and the bustling town centre. Families will be pleased to know it's also within the catchment area for West Hill School and other popular local schools.

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Entrance Vestibule

Door to:

Lounge

13'1" x 13'4" (3.99m x 4.06m)

Window to front elevation. Double radiator. Ceiling light.

Kitchen/Diner

12'1" x 10'4" (3.68m x 3.15m)

Fitted with matching range of base and eye level units with coordinating worktops over. Built in electric oven with four ring gas hob and extractor hood over. Stainless steel sink with drainer and mixer tap. Space for fridge freezer. Plumbed for automatic washing machine. Wall mounted ideal Combi boiler. Window to rear elevation. Under stairs storage cupboard. Door to rear garden. Stairs leading up to first floor.

Stairs and Landing

Doors to bedrooms and bathroom

Bedroom One

13'4" x 7'7" (4.06m x 2.31m)

Window to front, elevation. Radiator. Ceiling light.

Bedroom Two

12'3" x 7'0" (3.73m x 2.13m)

Window to rear elevation. Radiator. Ceiling light.

Bedroom Three

9'11" x 5'4" (3.02m x 1.63m)

Window to front, elevation. Radiator. Ceiling light.

Bathroom

Window to rear. Fitted with white three piece suite comprising of panelled bath, wc and sink. Radiator.

Outside and Gardens

Additional Information

Tenure: Freehold

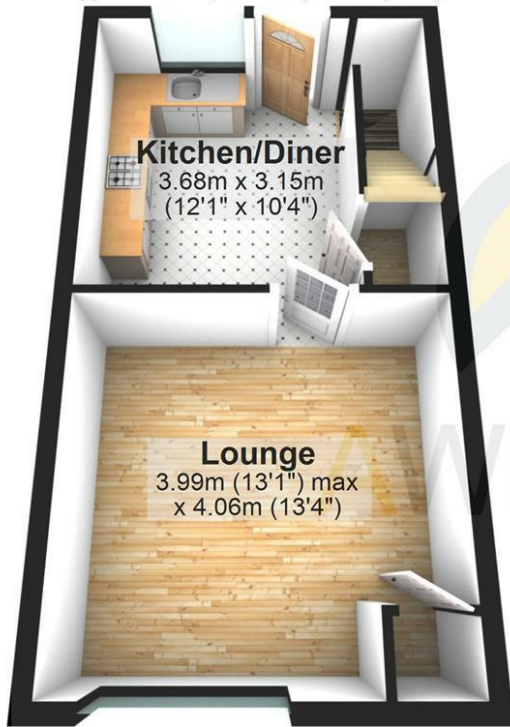
EPC Rating: C

Council Tax Band: A





Ground Floor
Approx. 31.6 sq. metres (339.9 sq. feet)



First Floor
Approx. 31.8 sq. metres (341.8 sq. feet)



Total area: approx. 63.3 sq. metres (681.6 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 | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | 72 |
| (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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