



14 Warrington Street, Stalybridge, SK15 2LE

£900 Per Month

A Wilson Estates are delighted to offer To Let this end terrace situated on Warrington Street in Stalybridge.

Once inside you will find a lounge open to a modern dining kitchen. Two bedrooms and a white family bathroom. Outside is a pleasant enclosed yard.

Warrington Street is ideally located within this popular residential area of Stalybridge. The locality has always been a popular one with Stalybridge Train Station is just a ten minute stroll away offering frequent access into Manchester City Centre and beyond.

The town of Stalybridge has various shops to offer from a butcher, greengrocers etc plus other amenities such as a Library, Civic Hall and various independent eateries/coffee shops. Those looking for the more rural aspect the town being at the foot of the Pennines offers many walking routes plus notable from the top of Wild Bank there are stunning picturesque views of Stalybridge, Manchester and much further afield. There is also Cheethams Park, Tennis and Archery Clubs just a ten minute stroll away.

Viewings are strictly by appointment only so please contact A Wilson Estates to arrange a time/date.

Briefly the property comprises:-

14 Warrington Street

, Stalybridge, SK15 2LE

£900 Per Month



Entrance Vestibule

uPVC door and double-glazed window to front elevation. Carpet.

Lounge

uPVC double-glazed window to front elevation. Lighting, radiator, carpet, and blinds.

Kitchen

uPVC double-glazed window to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and gas hob with extractor over. Lighting, radiator, blinds, vinyl flooring, and under-stair storage cupboard.

Rear Porch

uPVC double-glazed windows to rear elevation. Lighting, blinds, and tiled flooring.

Bathroom

uPVC double-glazed window to side elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with mains-fed shower over. Fully tiled walls, heated towel rails, blinds, and tiled flooring.

Stairs and Landing

Wooden handrail. Lighting and carpet.

Bedroom One

uPVC double-glazed window to rear elevation. Lighting, radiator, carpet, curtains, and loft access.

Bedroom Two

uPVC double-glazed window to front elevation. Lighting, radiator, carpet, and blinds.

Bedroom Three

uPVC double-glazed window to side elevation. Lighting, radiator, carpet, and blinds.

Externally

Enclosed yard to rear.

Additional Information

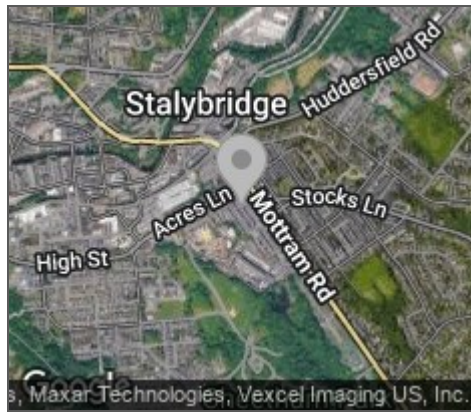
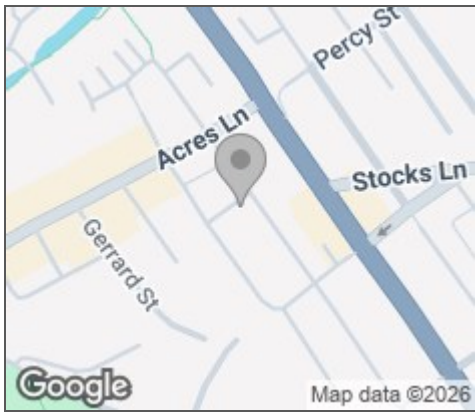
Council Tax Band : A

EPC Rating : D

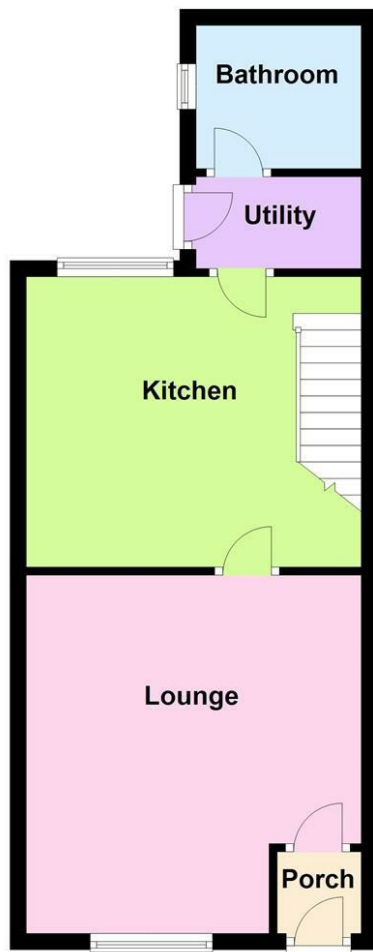
Holding Deposit : £207

STRICTLY NO SMOKING POLICIES APPLY

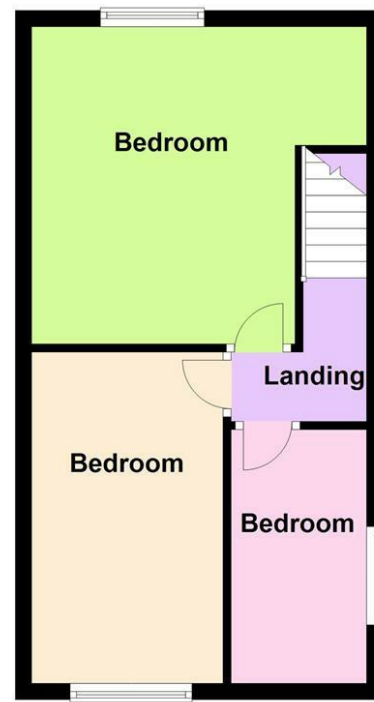




Ground Floor



First Floor



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			

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			

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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