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AWILSON estates

27 Groby Street, Stalybridge, SK15 2NN

Offers Over £170,000

Whether you're a first time buyer looking for a home that's ready to move into, or a Landlord investor searching for a low maintenance addition to your portfolio, this two bedroom terrace on Groby Street is well worth a look. Freshly presented throughout and just a short stroll from Stalybridge town centre, it offers comfortable accommodation in a location that's hard to beat.

Set back on a quiet street, the property is entered via an entrance vestibule leading through to a spacious lounge with an inset gas fire. To the rear, the kitchen/diner is fitted with smart modern cabinetry, benefits from useful under stairs storage, and offers plenty of space for a dining table.

Upstairs, the generous main bedroom provides ample space for wardrobes and additional furniture, while the second bedroom would work equally well as a guest room, nursery or home office. Completing the first floor is the bathroom, fitted with a white three piece suite.

Outside, the enclosed rear yard provides a private, low maintenance space to sit and enjoy a morning coffee or unwind at the end of the day.

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Entrance Vestibule
Door to:

Lounge
13'2" x 13'2" (4.01m x 4.01m)
Fitted carpet. Inset gas fire. Double radiator. Ceiling light. Window to front elevation. Frosted window to side elevation. Door to:

Kitchen/Diner
11'11" x 13'2" (3.63m x 4.01m)
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 over. Stainless steel sink with mixer tap and drainer. Plumbed for automatic washing machine. Space dishwasher. Space four fridge freezer. Window to rear elevation. Wall mounted Combi boiler. Double radiator. Access to under stairs storage cupboard. Door leading out to rear garden.

Stairs and Landing
3'6" x 8'7" (1.07m x 2.62m)
Double radiator, Doors to all first floor rooms. Ceiling light. Loft hatch providing access to loft space via drop-down ladders. Loft is fully boarded and fitted with light.

Bedroom One
13'2" x 13'2" (4.01m x 4.01m)
Fitted carpet. Window to front elevation. Ceiling light. Double radiator.

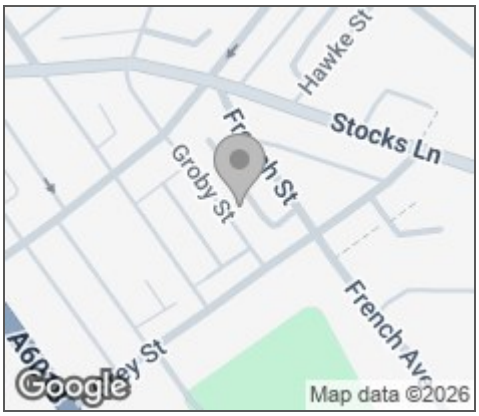
Bedroom Two
8'1" x 8'7" (2.46m x 2.62m)
Fitted carpet. Window to rear elevation. Double radiator. Ceiling light.

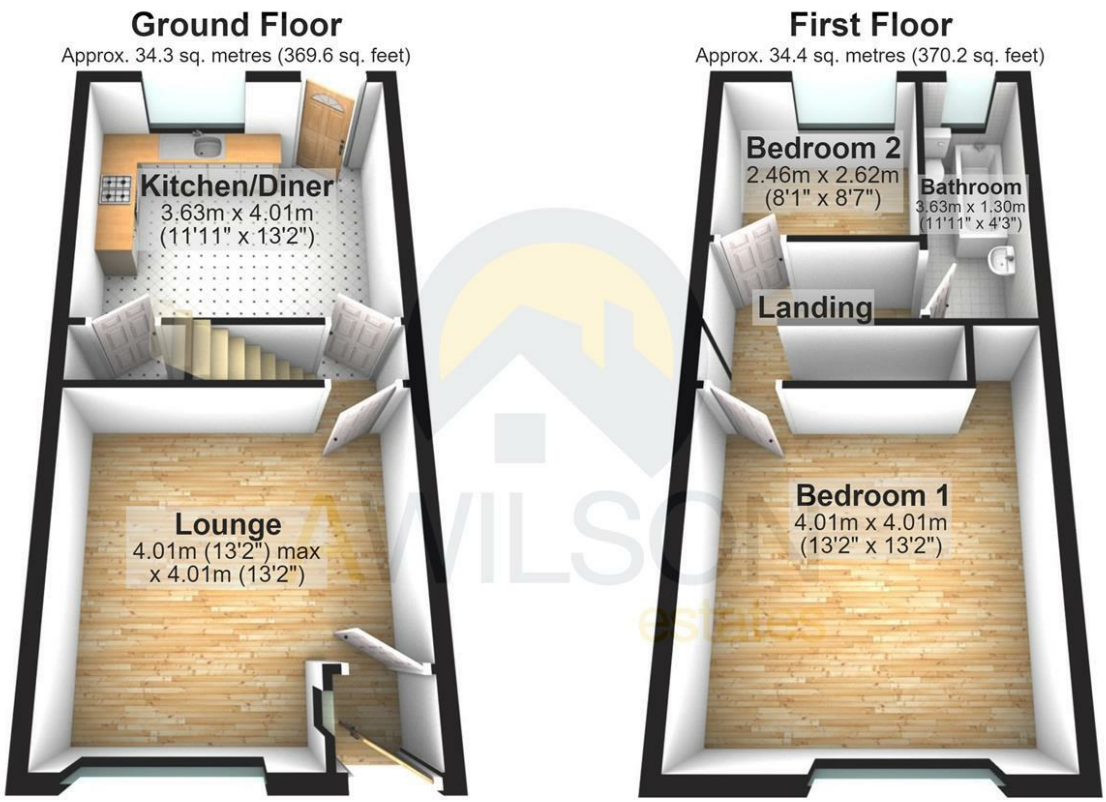
Bathroom
11'11" x 4'3" (3.63m x 1.30m)
Fitted with white three-piece suite comprising of panelled bath with shower rail and main bed shower over, WC, and wash hand basin. Chrome heated towel rail. Double radiator. Window to rear elevation. Two ceiling lights. Extractor.

Outside and Gardens
To the rear of the property is a private enclosed yard, which backs onto a secure gated residents' alleyway. Access is restricted to residents of Groby Street and French Street, with keys held exclusively by those properties.

Additional Information
Tenure: Freehold
EPC Rating: C
Council Tax Band: A

Tel: 0161 303 0778

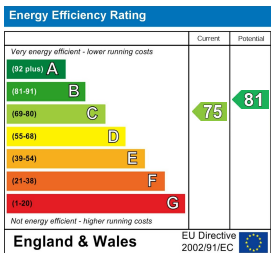


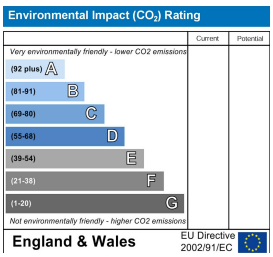


Total area: approx. 68.7 sq. metres (739.8 sq. feet)

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.





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