

## 28 St. Pauls Street, Stalybridge, SK15 2NZ

**£1,000 Per Month**

Set on a cobbled street in Stalybridge, this mid terraced home comes to the market offering two bedrooms plus a good sized rear garden, and is within walking distance of the busy town centre, this well presented home has so much to offer.

The location is ideal for anyone looking to be within walking distance of local amenities - Stalybridge train station is a 15 minute stroll away making it perfect for commuters, whilst the centre of Stalybridge with its array of independent shops, bistros and bars, is just down the road.

St Pauls Street is also set within the catchment area for a number of local schools, including St Pauls CoE Primary School, St Peters Catholic Primary School, and West Hill Secondary School, making it a great location for anyone with children of a school age.

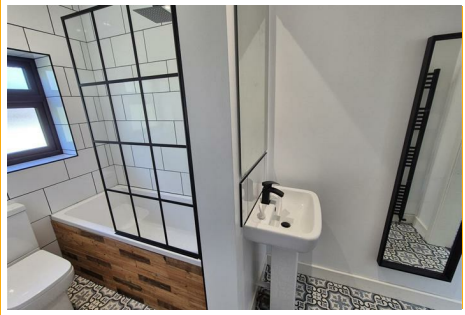
Please contact A Wilson Estates to arrange a viewing appointment.

Briefly, the property comprises:~

# 28 St. Pauls Street

, Stalybridge, SK15 2NZ

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## Lounge

Composite double-glazed door and uPVC double-glazed window to front elevation. Lighting, radiator, laminate flooring, and blinds.

## Dining Kitchen

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

## Stairs and Landing

Wooden handrail. Lighting and carpet.

## Bedroom One

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

## Bedroom Two

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

## Bathroom

uPVC double-glazed window to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with mains-fed shower over. Part-tiled walls, lighting, radiator, laminate flooring, and loft access.

## Externally

Enclosed yard to rear.

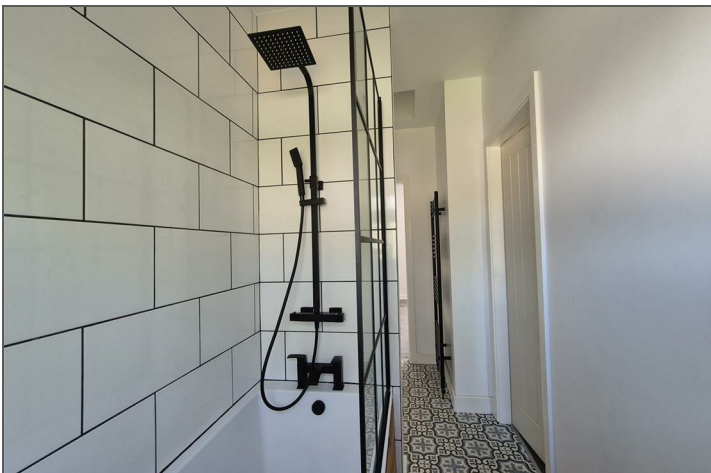
## Additional Information

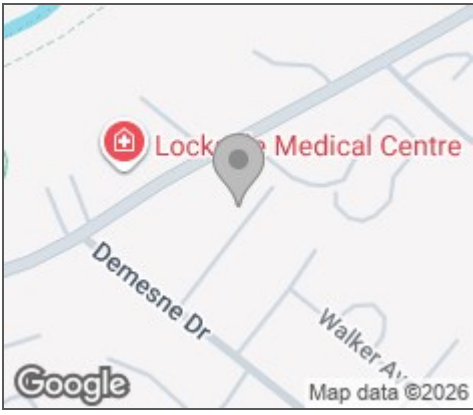
Council Tax Band : A

EPC Rating : C

Holding Deposit : £230

STRICTLY NO SMOKING POLICIES APPLY





## 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

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