

## 115 Mottram Road, Stalybridge, SK15 2QS

**Offers Over £210,000**

Welcome to Mottram Road!

Just a short stroll from the heart of Stalybridge, this two bedroom stone fronted terrace offers generous living space both inside and out. With two reception rooms, two double bedrooms, and a surprisingly spacious rear garden, it's an ideal choice for first time buyers or those looking to downsize without compromising on space.

Step inside to a welcoming hallway with stairs leading to the first floor. At the front of the home, the cosy lounge is perfect for relaxing evenings, with part glazed double doors opening through to the dining room creating a lovely flow. To the rear, the kitchen stretches over 16 feet, offering plenty of workspace, and opens out via double doors to the garden.

Upstairs, you'll find two well proportioned double bedrooms and a modern three piece family bathroom, whilst to the lower ground floor there are cellars which have potential to be tanked and converted to additional living space.

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, Stalybridge, SK15 2QS

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## Entrance Hallway

Stairs to first floor. Radiator. Ceiling light. Door to dining room.

## Lounge

12'4" x 10'0" (3.76m x 3.05m)

Window to front elevation. Feature fireplace. Ceiling light. Radiator. Part glazed double doors leading to:

## Dining Room

14'1" x 10'10" (4.29m x 3.30m)

Window to rear elevation. Ceiling light. Radiator. Door to staircase leading down to cellars. Open plan to:

## Kitchen

16'5" x 5'6" (5.00m x 1.68m)

Fitted with matching range of base and eye level units with coordinating worktops over. Built in electric oven with four ring hob and extractor hood over. Plumbed for automatic washing machine. Space for fridge freezer. Window to rear elevation. Window to side elevation. Double radiator. Downlights to ceiling. Double doors leading out to rear garden.

## Stairs and Landing

Doors to bedrooms and bathroom. Ceiling light. Radiator.

## Bedroom One

12'4" x 13'7" (3.76m x 4.14m)

Window to front elevation. Double radiator. Ceiling light.

## Bedroom Two

14'1" x 8'6" (4.29m x 2.59m)

Window to rear elevation. Double radiator. Ceiling light.

## Bathroom

Step down into bathroom. Fitted with three piece suite comprising of P shaped bath with central mixer tap and mains fed rainfall head shower, WC, and wash hand basin. Heated towel rail. Storage cupboard housing wall mounted Combi boiler. Downlights to ceiling. window to rear, heated towel rail, door.

## Cellar

12'4" x 10'0" (3.76m x 3.05m)

Ceiling light.

## Outside and Gardens

Double doors from the kitchen lead you out onto a decked area which steps down to a lawn with path leading to pebbled outdoor area with planted borders.

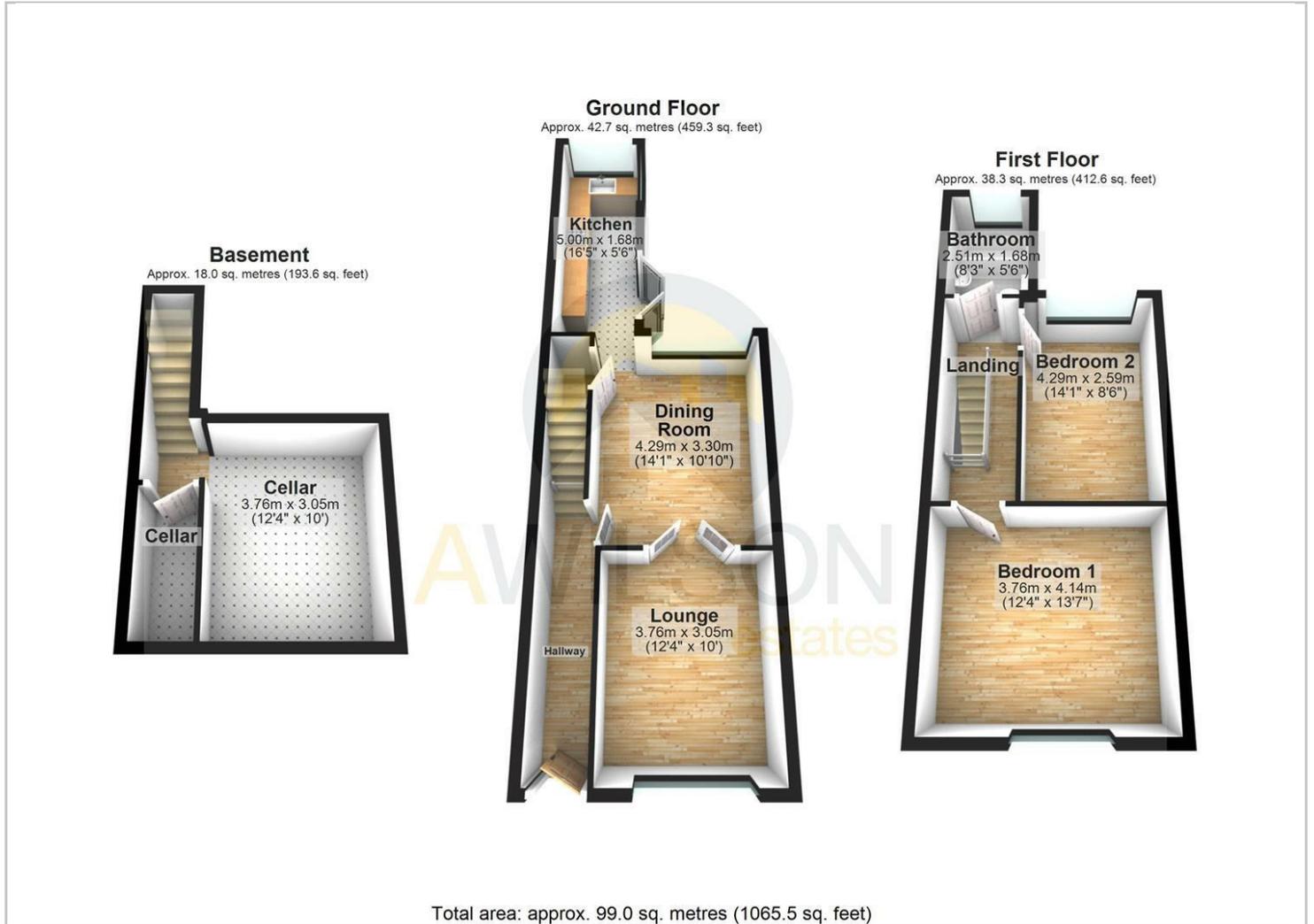
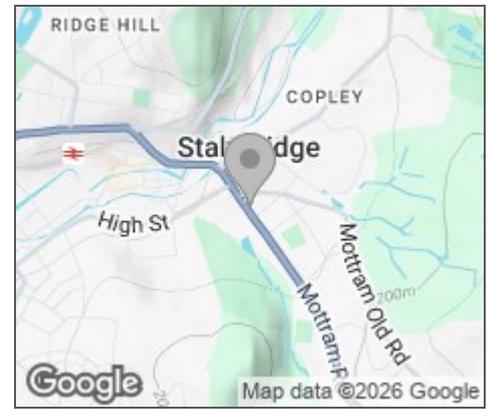
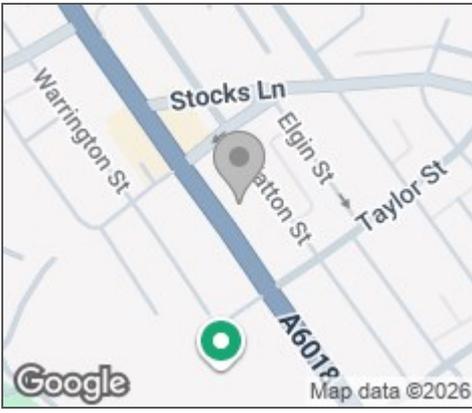
## Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: B





## 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		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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	

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