



42 Cecil Street, Stalybridge, SK15 2LD

Asking Price £165,000

Welcome to Cecil Street, situated on a street close to Stalybridge Town Centre - the mid terrace property is well presented and available to buy with no forwarding vendor chain.

The property would be an ideal purchase for those looking to buy for the first time or even as a buy to let investment opportunity.

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

Cecil 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

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Lounge

13'2" x 13'0" (4.01m x 3.96m)
Window to the front elevation, Double Radiator, Ceiling light, built in wall mounted storage cupboard.

Kitchen

10'8" x 13'0" (3.24m x 3.96m)
Window to the rear elevation, fitted with a range of floor and wall mounted Grey Gloss units with coordinating work surfaces over. Built in electric oven, 4 ring gas hob and extractor fan above. Stainless steel sink with mixer tap over, space for fridge freezer, plumbing for washing machine, double radiator, Ceiling light, Vokera wall mounted gas central heating boiler. Open plan stairs leading to the first floor complete with useful under stairs storage with pantry style shelving.

Main Bedroom

13'2" x 13'0" (4.01m x 3.96m)
Window to the front elevation, ceiling light, radiator.

Bedroom 2

10'6" x 6'7" (3.20m x 2.01m)
Window to the rear elevation, double radiator, ceiling light.

Bathroom

7'3" x 5'5" (2.21 x 1.67)
Window to the rear elevation. Three piece suite comprising of a panel bath with shower over, low level W.C, hand wash basin, towel rail radiator.

Landing

Doors to all rooms and bathroom.

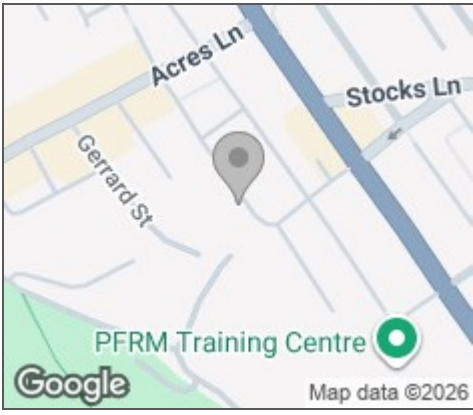
External and Garden

Externally there is a rear yard with gate for access.

Additional Information

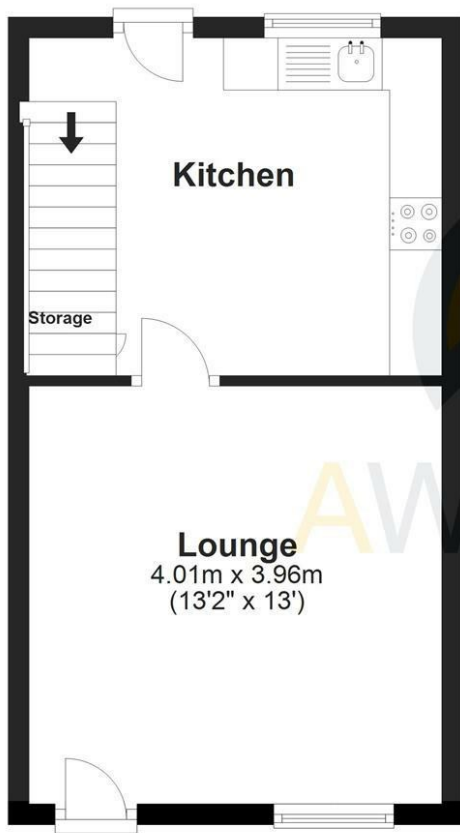
Tenure: Freehold
EPC Rating: TBC
Council Tax Band: A





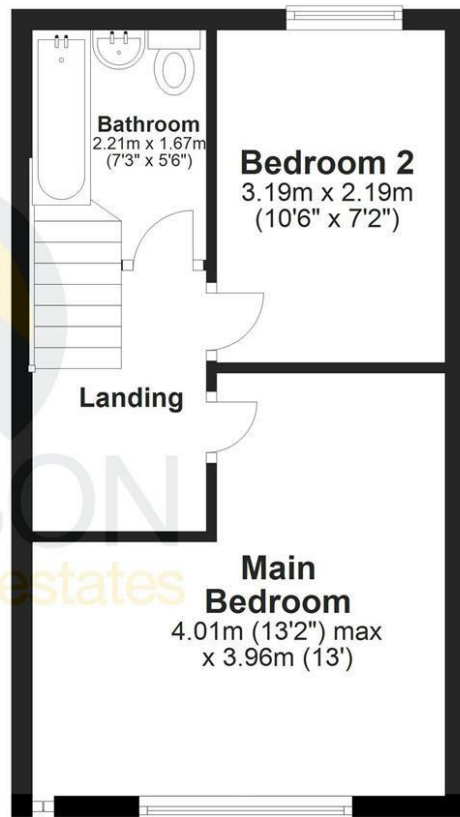
Ground Floor

Approx. 29.1 sq. metres (313.3 sq. feet)



First Floor

Approx. 29.9 sq. metres (321.8 sq. feet)



Total area: approx. 59.0 sq. metres (635.1 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			
(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		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	

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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