



24 Hanover Street, Stalybridge, SK15 1LR

Offers Over £160,000

Located on Hanover Street in Stalybridge this mid terrace property offers a spacious floorplan with two bedrooms plus the added benefit of the loft room.

The property would be perfect for first time buyers or an investor looking to expand their portfolio. Coming to the market with the added benefit of no vendor chain, meaning that you could move quickly subject to any necessary surveys and conveyancing.

As you step through the front door into an entrance vestibule leading to a good sized lounge which leads into a dining area then a well stocked kitchen. Stairs lead up upstairs to two bedrooms and a four piece bathroom suite, there is also an additional loft room with Velux windows.

The locality has also been a popular one and offers ease of access to Tameside Hospital a major employer in the area. You are also just short stroll from Stalybridge train station - ideal for commuters, as well as Stamford Park and Boating Lake, and the bustling town centre. Families will be pleased to know it's also within the catchment area for West Hill School and other popular local schools.

We expect interest levels to be high in this property so if you think it could be what you've been looking for then call us now to arrange a mutually convenient viewing appointment.

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, Stalybridge, SK15 1LR

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Living Room

11'7" x 13'6" (3.53m x 4.11m)
Window to front elevation, Light to ceiling.
Radiator. Feature inset electric living flame effect fireplace.

Dining Room

11'1" x 13'6" (3.38m x 4.11m)
Stairs to first floor. Radiator, light to ceiling, open plan, door to:

Kitchen

7'7" x 13'6" (2.31m x 4.11m)
Window to rear elevation, Fitted with matching range of cream base and eye level units with wood effect worktops. Built in electric hob, oven and extractor hood over. Space for a washing machine. Stainless steel sink with mixer tap over. Wall mounted Ideal Combi boiler. Spotlights. Stairs leading to first floor.

Bedroom 1

9'3" x 13'6" (2.82m x 4.11m)
Two windows to front, radiator, spotlights.

Bathroom

6'0" x 7'6" (1.83m x 2.29m)
Fitted with four piece suite comprising of bath with mixer tap. Separate shower. Hand wash basin, and WC. Stainless steel towel radiator. Spotlights to ceiling.

Bedroom 2

7'6" x 7'6" (2.29m x 2.29m)
Window to rear elevation, Spotlights to ceiling. Radiator.

Landing

Stairs to second floor.

Loft Room

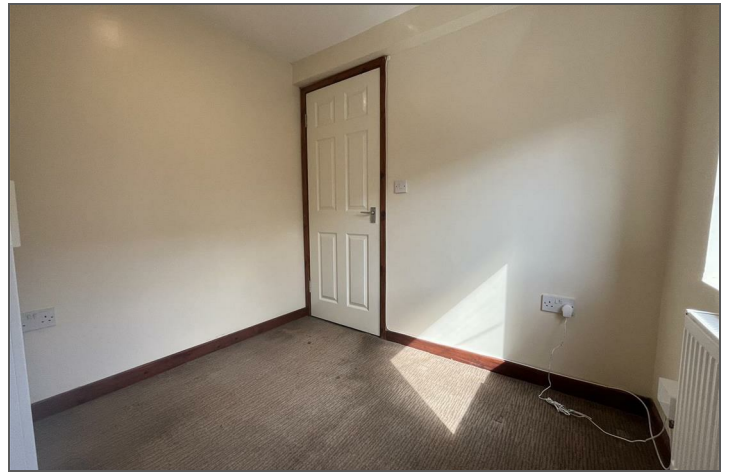
16'5" x 13'6" (5.00m x 4.11m)
Skylight, stairs.

Externally

Gated Yard to rear.

Additional Information

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





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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
England & Wales	EU Directive 2002/91/EC	86	England & Wales
		65	EU Directive 2002/91/EC

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