



197 Huddersfield Road, Stalybridge, SK15 3DW

£325,000

Welcome to Huddersfield Road, where this beautiful stone bay fronted home is ready to welcome its next family. Full of charm, it offers spacious living, a generous garden, and lovely open views to the rear. It's the kind of place that feels special the moment you step inside, and is perfect for anyone looking for a period property they can truly make their own.

As you arrive, a shared access driveway to the side leads to your off road parking, with a mature hedge to the front offering privacy from the road. Step through the front door into an entrance vestibule that opens into a tiled hallway. The lounge sits at the front of the home and features a bay window that's just waiting for a Christmas tree come winter. The dining room enjoys views over the garden and leads through to the kitchen.

Upstairs, a generous landing offers plenty of space and even the potential to add a second staircase should you wish to extend into the loft. The master bedroom is bright and spacious, with two windows filling the room with natural light. Bedroom two is another comfortable double with fitted wardrobes, while bedroom three is currently used as a home office and sitting area with French doors which open to a glass Juliet balcony that perfectly frames the hillside views beyond. A family bathroom completes this floor.

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GROUND FLOOR

Entrance Vestibule

Door to:

Hallway

Stairs to first floor. Radiator. Tiled flooring. Door to:

Lounge

12'11" x 12'6" (3.94m x 3.81m)

Bay window to front elevation. Radiator. Ceiling light.

Dining Room

13'11" x 13'7" (4.24m x 4.14m)

Window to rear elevation. Window to side elevation. Radiator. Tiled flooring. Door to:

Kitchen

11'7" x 8'7" (3.53m x 2.62m)

Fitted with matching range of base and eye level units with coordinating worktops over. Stainless steel sink with drainer and mixer tap. Built in electric oven. Space for fridge freezer. Plumbed for automatic washing machine. Door providing access down to cellars. Window to side elevation. Radiator. Door to rear yard.

FIRST FLOOR

Stairs and Landing

Doors to bedrooms and family bathroom. Loft hatch providing access to loft space.

Master Bedroom

12'11" x 16'6" (3.94m x 5.03m)

A generously proportioned master bedroom with two windows to front elevation. Fitted wardrobes. Fitted carpet. Ceiling light. Single radiator. door to:

Bedroom Two

9'3" x 11'2" (2.81m x 3.41m)

Window to rear elevation. Fitted wardrobes. Double radiator.

Bedroom Three

11'7" x 8'7" (3.53m x 2.62m)

Another bedroom of double proportions with French doors to the rear complete with glass Juliet balcony framing the excellent views of the scenery beyond. Window to side elevation. Double radiator. Ceiling light.

Bathroom

Fitted with white three-piece suite comprising of panelled bath with main fed shower and shower rail over, WC and hand wash basin. Tiled flooring. Radiator. Ceiling light. Window to side elevation.

LOWER GROUND FLOOR

Cellar

12'11" x 13'7" (3.94m x 4.14m)

Window to front

Cellar

13'11" x 13'7" (4.24m x 4.14m)

Small window to rear elevation

Outside and Gardens

Small front yard with hedge to front for privacy.
Private rear yard with steps leading down to a generous rear garden mainly laid to lawn.

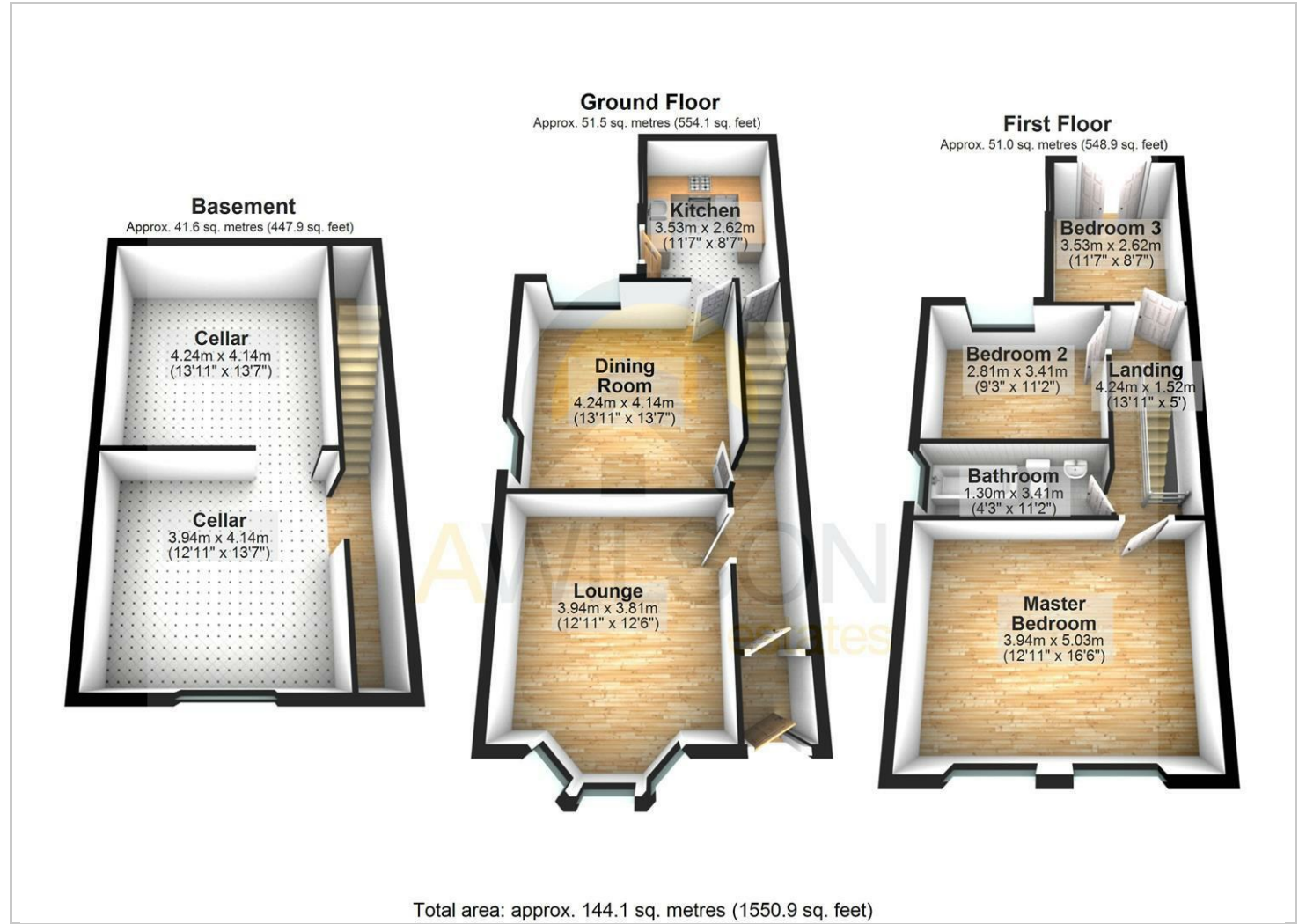
Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: C





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		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		England & Wales	EU Directive 2002/91/EC	

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