



18 Stamford Street, Stalybridge, SK15 3JB

Offers Over £150,000

Located on a cobbled street in the popular area of Millbrook, this two bedroom mid terrace home is full of character, featuring ceiling beams, an attractive stone frontage, and access to a communal courtyard to the rear. Coming to the market with the added benefit of no onward chain, it would make an ideal purchase for a first time buyer or anyone looking for a home they can personalise and add value to over time.

Step through the front door into a cosy lounge with characterful ceiling beams creating a welcoming feel. To the rear of the property is a kitchen diner fitted with modern white gloss units, providing plenty of space for cooking and dining. Upstairs, the first floor comprises two bedrooms and a family bathroom.

Externally, the property enjoys access to a cobbled communal courtyard to the rear.

Location wise, Millbrook is increasingly sought after by those looking for a semi rural lifestyle, the area offers the perfect balance between countryside and convenience. Beautiful walks through Stalybridge Country Park are within walking distance, while the amenities of Stalybridge Town Centre are just a short distance away. Here you'll find an excellent selection of cafés, bars, restaurants, independent shops, a library, post office, and major retailers.

18 Stamford Street

Millbrook, Stalybridge, SK15 3JB

Offers Over £150,000



Lounge

13'5" x 13'9" (4.09m x 4.19m)

Window to front elevation. Ceiling light. Radiator.

Kitchen/Diner

10'8" x 13'9" (3.25m x 4.19m)

Fitted with matching range of base and eye level units with coordinating worktops over. Built in electric oven with four ring gas hob and extractor over. Plumbed for automatic washing machine. Space for fridge freezer. Stainless steel sink with drainer and mixer tap. Ceiling light. Double radiator. Window to rear elevation. Door leading out to communal gardens. Stairs leading to 1st floor.

Stairs and Landing

6'11" x 2'8" (2.11m x 0.81m)

Doors to bedrooms and bathroom.

Bedroom One

13'5" x 13'9" (4.09m x 4.19m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Two

10'8" x 5'9" (3.25m x 1.74m)

Window to rear elevation. Radiator. Ceiling light.

Bathroom

7'2" x 7'9" (2.18m x 2.37m)

Fitted with white three-piece suite comprising panelled bath with shower over, WC, and hand wash basin. Wall mounted Valliant Combi boiler. Ceiling light. Radiator.

Communal Gardens

A cobbled communal courtyard garden to the rear.

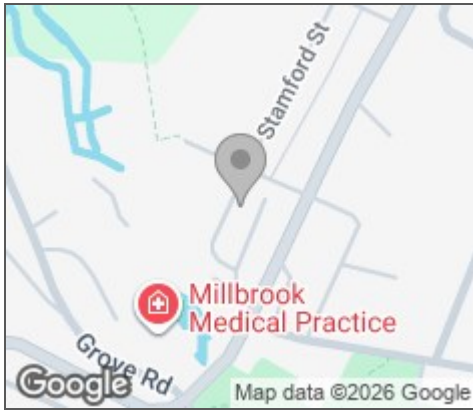
Additional Information

Tenure: Freehold (Leasehold Purchased by current owner)

EPC Rating: D

Council Tax Band: A





Ground Floor

Approx. 31.2 sq. metres (335.6 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.6 sq. feet)



Total area: approx. 62.4 sq. metres (671.3 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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com