



24 Hob Hill, Stalybridge, SK15 1TP

£215,000

Hob Hill has always been a popular choice thanks to its excellent location, just a short stroll from the amenities of Stalybridge town centre. A Wilson Estates are now pleased to bring to the market this three bedroom mews home, offered with vacant possession - meaning a swift move could be possible, subject to the usual surveys and conveyancing.

Situated at the head of a quiet cul-de-sac, the property benefits from allocated parking to the front. Step through the front door into a welcoming hallway, with a handy downstairs WC just off it.

The kitchen is positioned to the front of the home and offers plenty of worktop space, while to the rear you'll find a spacious lounge with double doors opening into a large conservatory. This is a really versatile space - ideal as a second sitting room, or perhaps a dining room?

Upstairs, the main bedroom sits to the front of the property and benefits from fitted wardrobes and excellent built in storage. Bedrooms two and three both overlook the rear garden and also feature built in wardrobes, making this a practical home for families or those needing extra space. The shower room is modern, fully tiled, and well

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Hallway

Stairs to first floor. Under stairs storage cupboard. Radiator. Ceiling light. Door to:

WC

Window to front elevation. WC and hand wash basin.

Kitchen

8'10" x 7'4" (2.69m x 2.24m)

Fitted with matching range of base and eyelevel units with coordinating worktops over. Freestanding cooker. 1 1/2 bowl stainless steel sink with mixer tap and drainer. Plumb for automatic washing machine. Space for fridge freezer. Wall mounted Combi boiler. Ceiling light. Extractor fan.

Lounge

15'11" x 13'8" (4.85m x 4.17m)

Fitted carpet. Two ceiling lights. Double radiator. Double doors leading to conservatory.

Conservatory

Windows to side and rear elevations. Ceiling light. Sliding doors leading out to rear garden.

Stairs and Landing

Doors to all bedrooms and bathroom.

Master Bedroom

9'0" x 10'2" (2.74m x 3.10m)

Window to front elevation, Fitted wardrobes. Radiator. Ceiling light.

Bedroom Two

10'5" x 6'10" (3.18m x 2.08m)

Window to rear elevation. Fitted wardrobes. Radiator. Ceiling light.

Bedroom Three

10'5" x 6'8" (3.18m x 2.03m)

Window to rear elevation. Fitted wardrobes. Radiator. Ceiling light.

Shower Room

A fully tiled shower room fitted with three-piece suite comprising double shower enclosure with sliding doors and mains fed shower, WC, and vanity unit with inset sink. Vanity mirror with lighting. Extractor fan. Downlights to ceiling. Heated towel rail.

Outside and Gardens

Allocated driveway parking to front.

Private low maintenance south facing garden to rear with tiered patio areas and hedged borders.

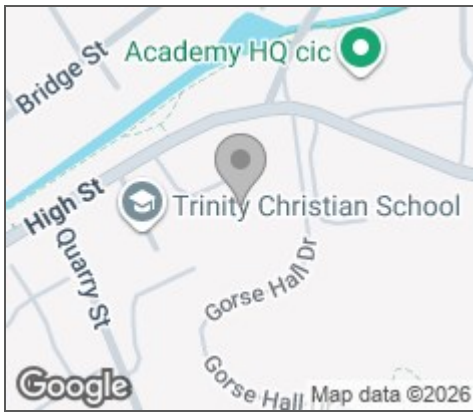
Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: B





Ground Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.4 sq. feet)



Total area: approx. 73.6 sq. metres (791.9 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			88
(81-91) B			
(69-80) C			76
(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	

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