



18 St. Pauls Street, Stalybridge, SK15 2NZ

£200,000

Set on a cobbled street in Stalybridge, this extended mid terraced home comes to the market offering three bedrooms plus a good sized rear garden, and is within walking distance of the busy town centre, Whether you are a first time buyer looking to make your first step onto the property ladder, someone looking to downsize, or an investor looking to add to your portfolio, this well presented home has so much to offer.

Step through the front door into an entrance vestibule, opening into a good sized lounge. To the rear of the home is the dining room, with stairs rising to the first floor, and an open plan layout with the kitchen, creating a space that is perfect for entertaining.

Upstairs you will find the master bedroom to the front, with fitted wardrobes complete with mirrored sliding doors. Bedrooms Two and Three are both located to the rear of the home, and are good sized single bedrooms which would be ideal for children, utilising as a home office, or even a dressing room/walk in wardrobe. The bathroom is modern and stylish with a white suite and built in storage.

Externally to the rear there is a low maintenance, private enclosed rear garden. Laid mainly with patio, with additional artificially lawned areas, this is a larger than average

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Entrance Vestibule

Door to:

Lounge

14'11" x 13'6" (4.55m x 4.11m)

Window to front elevation. Radiator. Ceiling light.

Dining Room

7'11" x 13'1" (2.41m x 3.99m)

Stairs to first floor. Space for fridge freezer. Radiator. Ceiling light. Open plan to:

Kitchen

6'0" x 10'8" (1.83m x 3.25m)

Fitted with matching range of base and eyelevel units with coordinating worktops over. Built in electric oven with flooring electric hob and extractor over. Plumbed for automatic washing machine. Composite sink with drainer and mixer tap. Downlights to ceiling. Breakfast bar for additional seating. Window to rear elevation. Door leading out to rear garden.

Stairs and Landing

Doors to bedrooms and bathroom. Over stairs storage cupboard.

Bedroom One

10'4" x 13'5" (3.15m x 4.09m)

A double bedroom complete with fitted wardrobes with sliding mirrored doors. Window to front elevation. Double radiator. Ceiling light.

Bedroom Two

13'8" x 5'9" (4.17m x 1.75m)

Window to rear. Ceiling light, Radiator.

Bedroom Three

10'5" x 5'1" (3.18m x 1.55m)

Window to rear. Ceiling light, Radiator. Built in storage cupboard.

Bathroom

Fitted with three piece suite comprising of panelled bath with folding glass shower screen and mains fed shower over, vanity unit with inset sink, and hidden cistern wc. Heated towel rail. Downlights to ceiling.

Outside and Gardens

Good sized private enclosed rear garden. Mainly laid with patio, with additional artificial lawned areas.

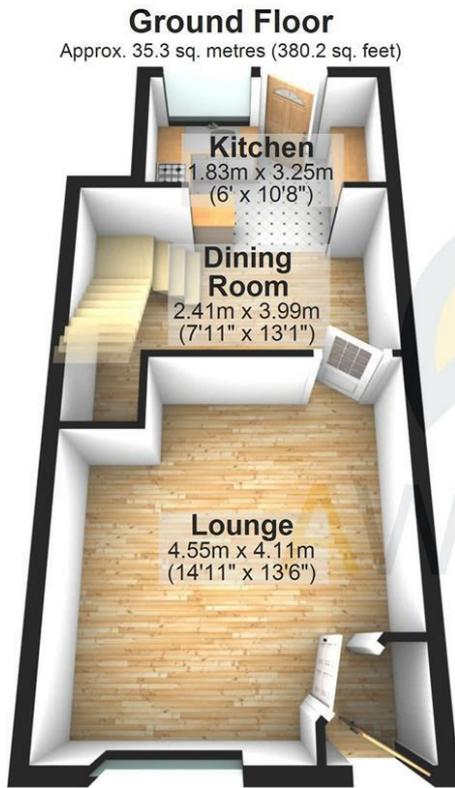
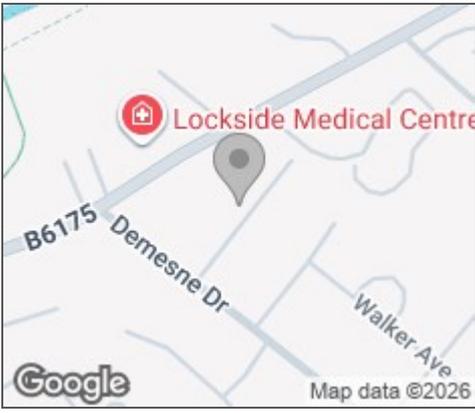
Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A





Total area: approx. 71.2 sq. metres (766.0 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		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	84	England & Wales
		68	EU Directive 2002/91/EC

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