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AWILSON estates

11 Oak Tree Crescent, Stalybridge, SK15 2HQ

£300,000

Positioned at the head of Oak Tree Crescent in Stalybridge, this two bedroom bungalow enjoys a setting that is hard to beat. Elevated above the town with panoramic views stretching across the Manchester skyline and beyond, this is a home where the outlook really steals the show. Whilst the property would benefit from modernisation, the potential on offer here is undeniable, giving the next owner the chance to create something truly special.

As you arrive, access is provided to two generous garages fitted with electric roller doors. Steps lead up the side of the property to a substantial roof terrace laid with artificial turf, an incredible spot for morning coffees, evening sunsets, or simply sitting back and enjoying those far reaching views. From here, step inside into the welcoming entrance hall.

The lounge is positioned to the front of the home to make the very most of the outlook, and leads into the dining room. To the rear sits the kitchen, which also provides access out to a useful outhouse area.

Both bedrooms are comfortable doubles, whilst the wet room style bathroom adds practicality. The accommodation is ready for updating, but the layout, position and views

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Terrace
19'0" x 34'8" (5.80m x 10.56m)
A large roof terrace laid with artificial turf with views across Manchester and beyond.

Entrance Vestibule

Hall
Door to lounge. Door to storage cupboard. Ceiling light. Radiator. Folding door to kitchen. Door to Wet room. Doors to both bedrooms.

Lounge
10'10" x 16'0" (3.30m x 4.88m)
Bay window to front elevation. Fireplace. Ceiling light. Radiator.

Dining Room
9'3" x 7'4" (2.82m x 2.24m)
Window to rear elevation. Wall lights. Ceiling light. Radiator. Door to:

Kitchen
9'3" x 10'5" (2.82m x 3.18m)
Fitted with matching range of base and eye level units with co-ordinating worktops over. Built in eyelevel electric oven and grill. Four ring electric hob with pull out extractor over. Wall mounted Worcester Combi boiler. One and a half bowl composite sink with drainer and mixer tap. Window to rear elevation. Door leading out to outhouse.

Bedroom One
9'7" x 12'10" (2.92m x 3.91m)
Window to front elevation. Radiator. Ceiling light.

Bedroom Two
10'1" x 9'10" (3.07m x 3.00m)
Window to rear elevation. Radiator. Ceiling light.

Wet Room
A wet room with tiled flooring, panelled walls and ceiling. WC. Corner wash handbasin. Wall mounted electric shower. Downlights to ceiling. Window to rear elevation.

Outhouse
Windows to rear. Door out to rear garden.

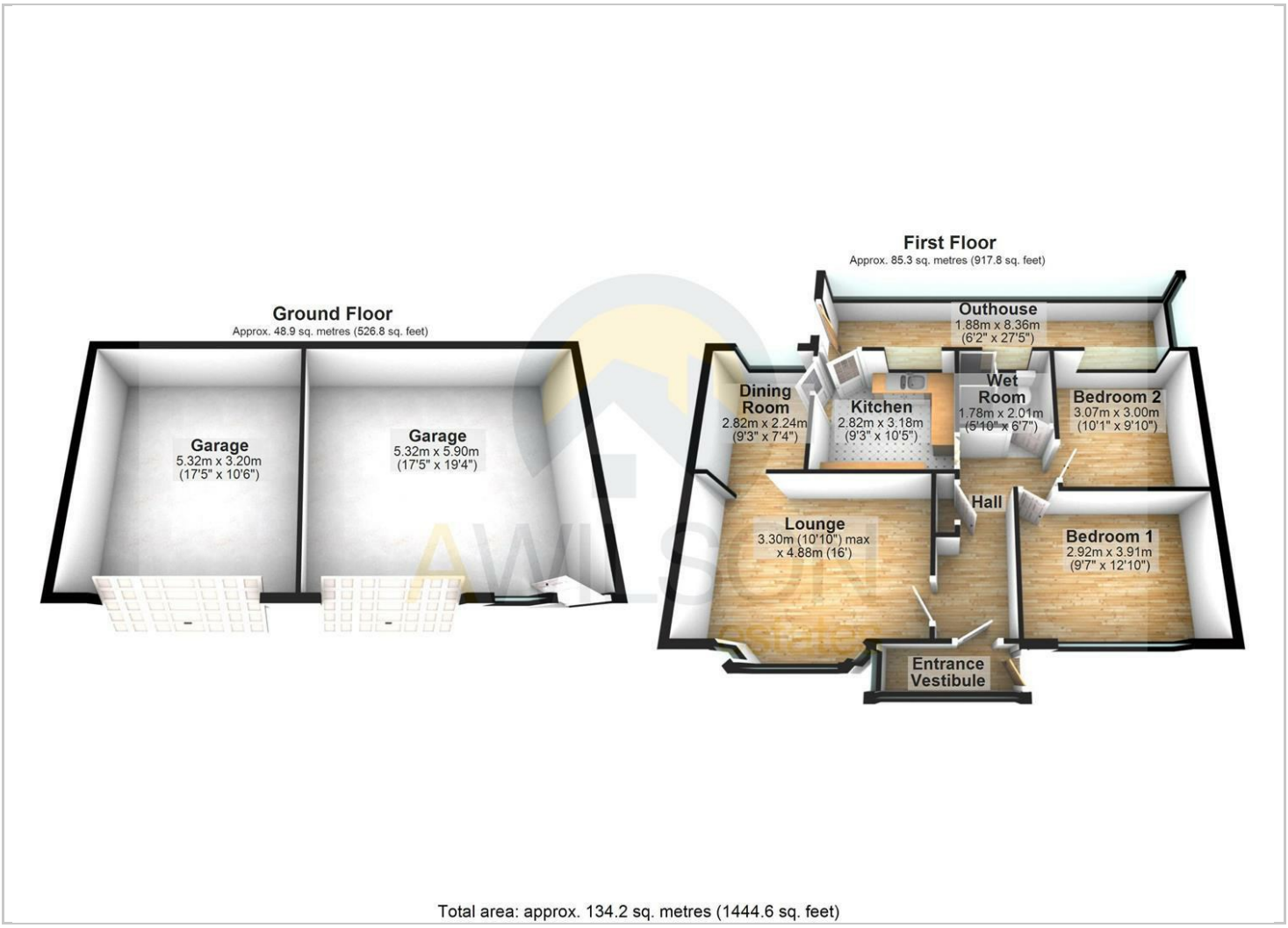
Outside and Gardens
Externally to the rear there is a low maintenance tiered garden with steps leading up and planted borders.

Garage One
Window to front elevation. Door. Up and over electric roller door.

Garage Two
Up and over electric roller door.

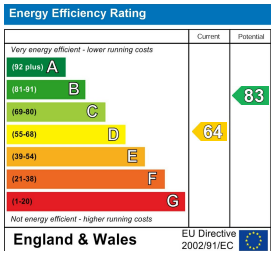
Additional Information
Tenure: Land Registry shows both Freehold and Leasehold so awaiting clarification
EPC Rating: D
Council Tax Band: C

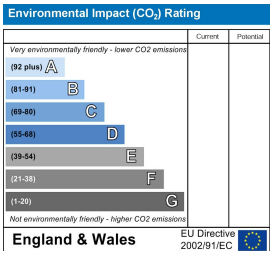
Tel: 0161 303 0778



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.





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