



## 80 Hamilton Street, Stalybridge, SK15 1LN

**£1,100 Per Month**

Situated on Hamilton Street in Stalybridge, this beautifully presented two bedroom terraced home offers accommodation over three levels.

Step inside through the entrance into a comfortable lounge. To the rear of the property you'll find a modern high gloss kitchen, with door leading out to the rear yard which has outbuilding storage.

Upstairs, the first floor provides two double bedrooms along with a stylish fitted bathroom.

On the second floor is a spacious converted loft room.

Outside, the property benefits from a private enclosed yard to the rear, offering a private outdoor space that is easy to maintain.

The location is particularly convenient. Stalybridge train station is within easy walking distance, making it a great option for commuters. Stamford Park and Boating Lake are

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## Lounge

uPVC door and double-glazed windows to front elevation. Lighting, radiator, and carpet.

## Dining Kitchen

uPVC double-glazed door and windows to rear elevation. Fitted wall and base units with coordinating work surfaces. Composite single sink unit with mixer tap. Integrated electric oven and hob with extractor over. Lighting, radiator, and vinyl flooring.

## Stairs and Landing

Wooden handrail. Lighting, radiator, and carpet.

## Bedroom One

uPVC double-glazed window to front elevation. Lighting, radiator, and carpet.

## Bedroom Two

uPVC double-glazed window to rear elevation. Lighting, radiator, carpet, and built-in storage cupboard.

## Bathroom

uPVC double-glazed window to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap and vanity unit, and panelled bath with mains-fed shower over. Part-tiled walls, heated towel rail, lighting, and tiled flooring.

## Loft Room

Wooden Velux window to rear elevation. Wooden handrail and balustrades. Lighting, radiator, and carpet.

## Externally

Enclosed yard to rear with lighting, tap, and outbuilding storage.

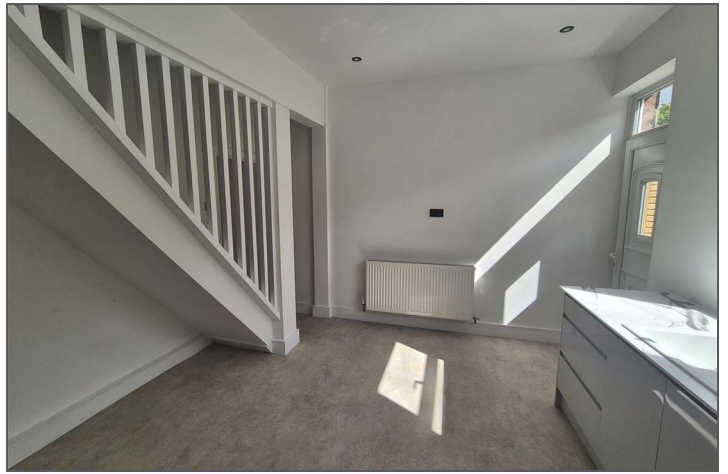
## Additional Information

Council Tax Band : A

EPC Rating : D

Holding Deposit : £253

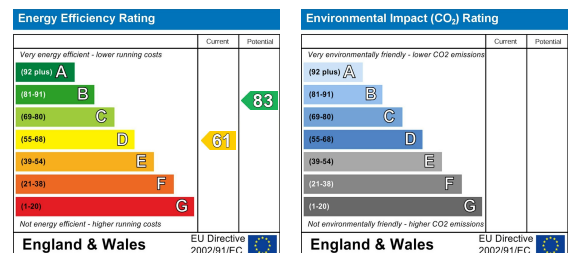
STRICTLY NO SMOKING POLICIES APPLY





## 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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