



## 126 Mottram Road, Stalybridge, SK15 2QU

**£1,000**

\*\*\*LET AGREED BEFORE HITTING THE MARKET\*\*\*

A Wilson Estates are delighted to offer for rent this spacious two bedroom terrace on Mottram Road in Stalybridge.

The locality is perfectly placed within walking distance of the bustling town centre of Stalybridge with its array of independent retailers, coffee shops and bistros plus a greengrocers and a butchers.

The area has seen a rise in new businesses lately from florist's to cafes, restaurant's and further opportunities planned. There are also regular seasonal events plus a monthly 'Foodie Friday' event which has been very popular and really highlights the community spirit in the town.

Cheetham's Park, Archery Club, Stalybridge Celtic Football Ground and the Priory Tennis Club are all nearby, perfect for those looking to immerse themselves in local activities.

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, Stalybridge, SK15 2QU

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## **Entrance Vestibule**

Wooden glazed door to front elevation. Lighting and carpet.

## **Lounge**

uPVC double-glazed windows to front and rear elevations. Lighting, carpet, and blinds.

## **Stairs**

Lighting, carpet, and wooden handrail.

## **Dining Kitchen**

uPVC double-glazed door and window to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and hob with extractor over. Part tiled walls, lighting, radiators, tiled flooring, and storage cupboards.

## **Stairs and Landing**

Lighting, radiator, carpet, wooden handrail, and loft access.

## **Bedroom One**

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

## **Bedroom Two**

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

## **Bathroom**

uPVC double-glazed window to front elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with mains fed shower over. Part tiled walls, lighting, radiator, and vinyl flooring.

## **Externally**

Enclosed yard to rear.

## **Additional Information**

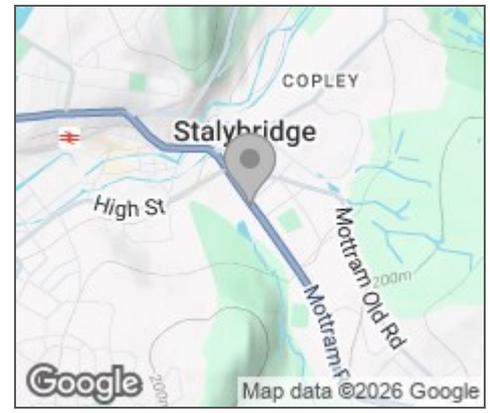
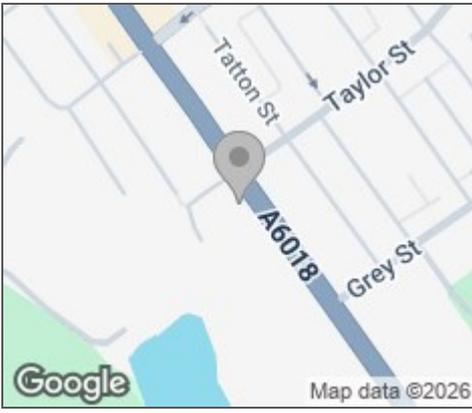
Council Tax Band : A

EPC Rating : TBC - in progress

Holding Deposit : £230

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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

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