



15 Hamilton Street, Stalybridge, SK15 1LL

Offers Over £160,000

Located on Hamilton Street in Stalybridge, this three bedroom terrace home offers ready to move in to accommodation which would be perfect for first time buyers or an investor looking to expand their portfolio. Coming to the market with the added benefit of No vendor chain, meaning that you could move quickly subject to any necessary surveys and conveyancing.

As you step through the front door into an entrance vestibule leading to a good sized lounge. The kitchen is to the rear and features a newly fitted kitchen complete with built in electric oven and gas hob. Head upstairs where you will find three bedrooms and a white bathroom suite.

Externally there is a neat private enclosed yard to the rear.

Location wise, it couldn't be more convenient. You're just a short walk from Stalybridge train station - ideal for commuters, as well as Stamford Park and Boating Lake, Tameside General Hospital, and the bustling town centre. Families will be pleased to know it's also within the catchment area for West Hill School and other popular local schools.

15 Hamilton Street

, Stalybridge, SK15 1LL

Offers Over £160,000



Entrance Vestibule

Door to:

Lounge

13'1" x 13'4" (3.99m x 4.06m)

Window to front elevation. Double radiator. Ceiling light.

Kitchen/Diner

12'1" x 10'4" (3.68m x 3.15m)

Fitted with matching range of base and eye level units with coordinating worktops over. Built in electric oven with four ring gas hob and extractor hood over. Stainless steel sink with drainer and mixer tap. Space for fridge freezer. Plumbed for automatic washing machine. Wall mounted ideal Combi boiler. Window to rear elevation. Under stairs storage cupboard. Door to rear garden. Stairs leading up to first floor.

Stairs and Landing

Doors to bedrooms and bathroom

Bedroom One

13'4" x 7'7" (4.06m x 2.31m)

Window to front, elevation. Radiator. Ceiling light.

Bedroom Two

12'3" x 7'0" (3.73m x 2.13m)

Window to rear elevation. Radiator. Ceiling light.

Bedroom Three

9'11" x 5'4" (3.02m x 1.63m)

Window to front, elevation. Radiator. Ceiling light.

Bathroom

Window to rear. Fitted with white three piece suite comprising of panelled bath, wc and sink. Radiator.

Outside and Gardens

Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: A





Ground Floor
Approx. 31.6 sq. metres (339.9 sq. feet)



First Floor
Approx. 31.8 sq. metres (341.8 sq. feet)



Total area: approx. 63.3 sq. metres (681.6 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			86
(81-91) B			
(69-80) C			72
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com