



## 7 Albion Street, Stalybridge, SK15 2PX

**£240,000**

A Wilson Estates are delighted to bring to the market this pleasant modern family home. Situated in a popular and highly desirable location, this lovely family home is sure to appeal to broad range of potential new owners.

Once inside, you are welcomed in through the entrance vestibule and into the lounge. There is a useful lean to accessed from the lounge, this has been utilised as a sort of utility space, but would lend itself to a number of different uses depending on your needs.

There is a good sized dining kitchen with cottage style door taking you out to the conservatory.

Upstairs are three bedrooms and a modern shower room.

Outside the home is garden fronted with lawn and hedging, and a driveway. Around to the rear is an enclosed garden with lawn, paved patio and summer house.

The property is just a short walk from the train station, which offers direct links to Manchester and Leeds making it ideal for commuters. Stalybridge town centre is also close by, with a growing choice of independent cafés, bars, and restaurants, especially around Armentieres Square. For daily essentials, you've got Tesco, Aldi, and other local

# 7 Albion Street

, Stalybridge, SK15 2PX

**£240,000**



## Entrance Vestibule

Front door, door leading into the lounge.

## Lounge

15'8 x 14'6 (4.78m x 4.42m)

Two windows to the front elevation, stairs rising to the first floor. Feature fireplace with built in electric fire. Door into the lean-to and door into the dining kitchen.

## Dining Kitchen

14'6 x 8'5 (4.42m x 2.57m )

Cottage style door into the conservatory plus a further one to the side elevation. Window looking out into the conservatory. Fitted with a comprehensive range of floor and wall mounted units with a wine rack and coordinating work surfaces over. Integrated electric oven with gas hob and extractor fan above. Space for fridge freezer and plumbing for a washing machine. Part tiled walls and tiled floor.

## Conservatory

10'8 x 10'3 (3.25m x 3.12m)

Windows and double opening French doors leading out to the garden.

## Lean to/Utility Room

9'9 x 5 (2.97m x 1.52m)

Windows and door leading out to the the garden.

## Stairs & Landing

Window to the side elevation, doors to all bedrooms and shower room.

## Master Bedroom

14'1 x 8'4 (4.29m x 2.54m)

Two windows to the front elevation.

## Bedroom Two

10'2 x 8'4 (3.10m x 2.54m)

Window to the rear elevation with views over the garden.

## Bedroom Three

10'1 (into door recess) x 5'11 (3.07m (into door recess) x 1.80m)

Window to the front elevation, airing cupboard.

## Shower Room

Opaque window to the rear elevation. Suite comprising of a double walk in shower with mains fed shower. Low level W.C and hand wash basin, heated towel rail, part tiled walls and tiled flooring.

## Externally

The property stands in good sized gardens with hedging for privacy and a driveway to the front. Around to the rear is an enclosed garden laid to lawn with well stocked borders, a paved patio area perfect for entertaining and a summer house.

## Additional Information

Tenure: Freehold

Council Tax Band:

EPC Rating: TBC







## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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](mailto:info@awilsonestates.com) [www.awilsonestates.com](http://www.awilsonestates.com)