

67 Lord Street, Stalybridge, SK15 1TY

£1,250 Per Month

This recently refurbished terrace property has three bedrooms set over three floors.

As you approach, you are greeted by a low-walled front garden. Step through the front door into the lounge, finished in modern, neutral tones, creating a warm and inviting first impression. To the rear, the kitchen diner features shaker style cabinetry and oak block style worktops, with plenty of room for a dining table making it ideal for everyday living and entertaining. Beyond the kitchen is a rear hallway leading to a clever "Loo-tility" - a practical space with WC, plumbing for a washing machine, and room for a tumble dryer.

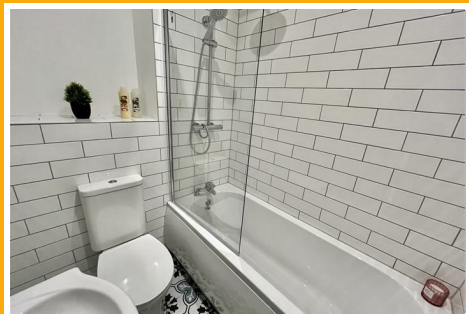
Head up to the first floor where you will find the main bedroom, a well appointed family bathroom, and a single bedroom - perfect as a nursery or home office.

Continuing up to the second floor, you'll discover a generous double bedroom with a Velux window. This would make an ideal space for a teenager seeking a little privacy or for guests.

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GROUND FLOOR

Lounge

13'0" x 12'8" (3.96m x 3.86m)

Window to front. Radiator. Fitted carpet. Ceiling light. Door to:

Kitchen/Diner

11'9" x 12'8" (3.58m x 3.86m)

Fitted with matching range of base and eye level shaker style units with coordinating worktops over. Matching breakfast bar area. Stainless steel inset sink with drainer and mixer tap. Built in electric oven with four ring electric hob and extractor hood over. Radiator. Downlights to ceiling. Window to rear elevation. Door to rear hallway.

Rear Hall

Door to rear yard. Stairs to first floor. Door to:

WC/Utility

7'7" x 5'8" (2.31m x 1.73m)

A handy WC/utility featuring space for automatic washing machine and space for tumble dryer with worktop over, WC, and hand wash basin with storage unit underneath. Window to side elevation. Wall mounted heated towel rail. Storage cupboard housing wall mounted ideal Combi boiler. Downlights to ceiling. Extractor fan. Herringbone style vinyl flooring.

FIRST FLOOR

Stairs and Landing

Doors to Master bedroom, bathroom, and bedroom 3. Stairs rising to second floor.

Master Bedroom

13'0" x 12'4" (3.96m x 3.76m)

A generous double bedroom with fitted carpets, double radiator, ceiling light, and window to front elevation.

Bedroom Three

8'11" x 7'5" (2.72m x 2.26m)

Window to rear elevation. Ceiling light. Radiator.

Bathroom

Fitted with white three-piece suite comprising panelled bath with glass shower screen and main fed shower over, WC, and vanity unit with inset sink. Part tiled with subway style wall tiles. Heated towel rail. Downlights to ceiling. Extractor fan.

SECOND FLOOR

Bedroom Two

16'2" x 12'10" (4.93m x 3.91m)

A double bedroom featuring fitted carpets, double radiator, skylight to ceiling, and ceiling light.

Outside and Gardens

Small private enclosed yard to rear laid with patio.

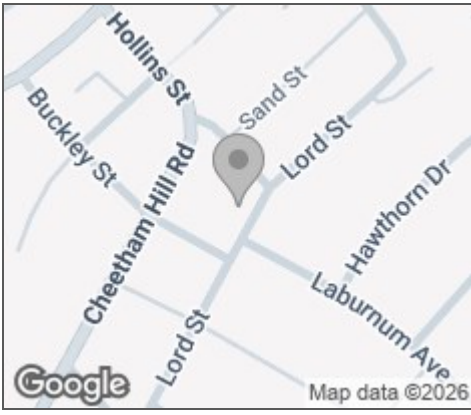
Additional Information

Tenure: Freehold

EPC Rating: C

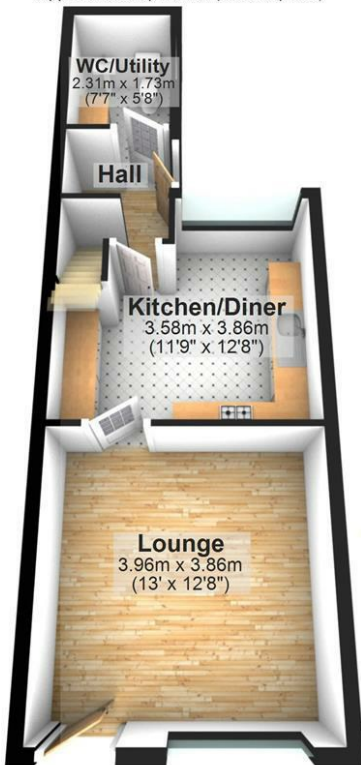
Council Tax Band: A





Ground Floor

Approx. 35.9 sq. metres (386.8 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.7 sq. feet)



Second Floor

Approx. 19.5 sq. metres (209.8 sq. feet)



Total area: approx. 85.8 sq. metres (923.3 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		76	80	England & Wales			
		EU Directive 2002/91/EC				EU Directive 2002/91/EC	

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