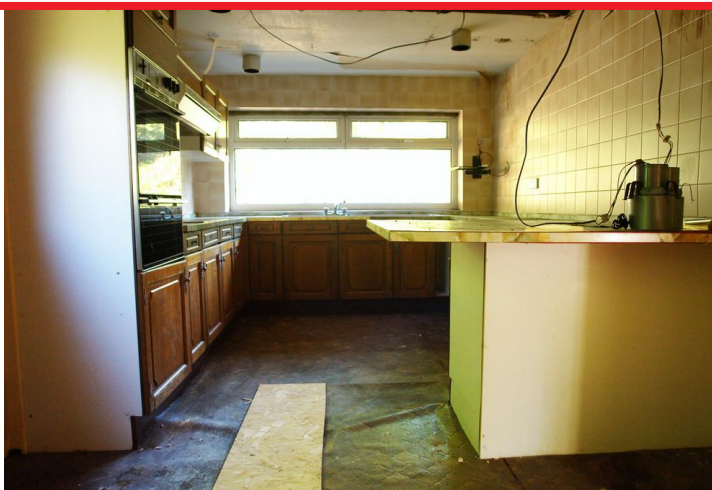




Burnside Close | Stalybridge | SK15 2TW

Offers over £300,000

- NO VENDOR CHAIN
- Bespoke Detached Property
- Renovation Project
- Fantastic Opportunity



Property Description

UNIQUE CHANCE With NO VENDOR CHAIN this is a fantastic opportunity to re-develop a potentially superb property in one of the area's key locations.

Situated in a secluded plot within Burnside Close - Stalybridge, when renovated it has the potential to become an outstanding much sought after property.

Must be viewed to appreciate the potential.

ENTRANCE CONSERVATORY

HALLWAY 13' 4" x 10' 7" (4.07m x 3.23m)

LOUNGE 24' 10" x 12' 8" (7.58m x 3.87m)

GARDEN ROOM 12' 1" x 8' 0" (3.70m x 2.45m)

SITTING ROOM OR BEDROOM 13' 7" x 13' 0" (4.15m x 3.97m)

WC 9' 11" x 4' 4" (3.03m x 1.33m)

KITCHEN 18' 4" x 9' 10" (5.59m x 3.01m)

DINING ROOM 11' 11" x 10' 9" (3.65m x 3.30m)

MASTER BEDROOM 21' 7" x 12' 9" (6.60m x 3.91m)

BATHROOM 10' 8" x 6' 3" (3.26m x 1.92m)

DOUBLE BEDROOM 16' 11" x 9' 10" (5.16m x 3.02m)

EXTERNALLY

Set amid a sizeable plot there is a driveway leading to a large double integral garage and utility room along with significant mature garden areas to both the front, side and rear of the property.

IMPORTANT NOTICE

No checks have been made of any services (gas, water, drainage and electricity) or any other mechanical equipment in this property.

POSSESSION

Vacant possession on completion.

PURCHASING PROCEDURE

We are required under the estate agents act 1979 to establish a purchaser's ability to buy - including mortgage arrangements, please contact us immediately prior to contacting a building society, bank or solicitor. Failure to do so may result in the property being sold elsewhere or abortive costs being incurred by way of legal and/or survey fees.

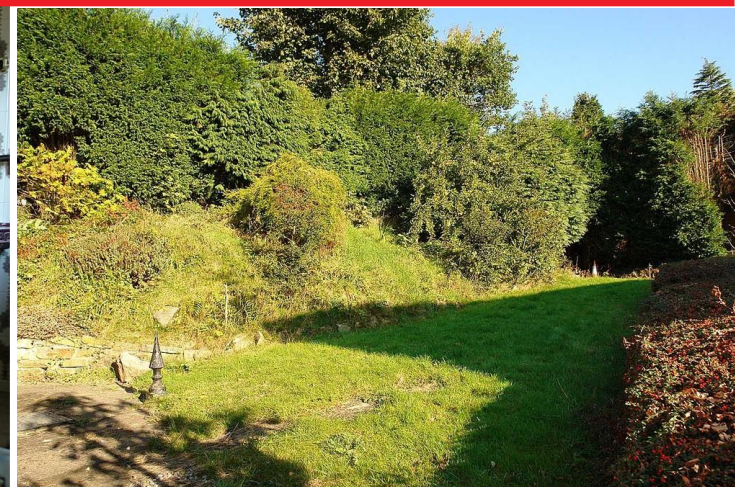
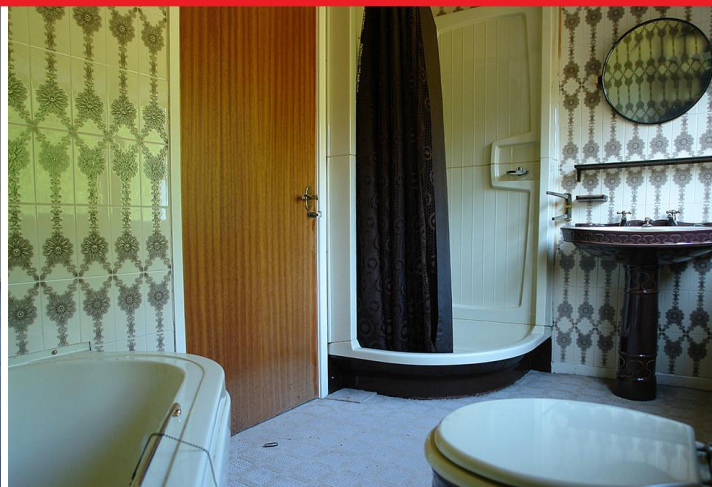
Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

PRE-PURCHASE SURVEYS

We offer a range of pre-purchase surveys to all purchasers providing the property you are buying is not being marketed by us.

OTHER SERVICES PROVIDED BY CORDINGLEYS

- *RICS SURVEYS & VALUATIONS*
- *Planning and building regulation advice.*
- *Measured building surveys, land surveys, boundary dispute matters and advice on Party Wall etc Act 1996.*
- *Architectural - plans drawn for new build and extension projects.*



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

Cordingleys (AUL) Ltd
48 Wellington Road
Ashton-under-Lyne
Lancashire
OL6 6DQ

www.cordingleys.co.uk

estateagent@cordingleys.co.uk

0161 330 4800 / 0161 330 0432



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



rightmove 