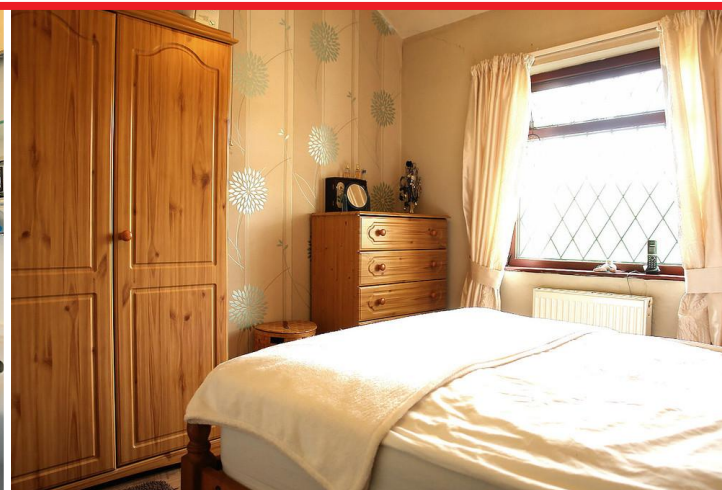
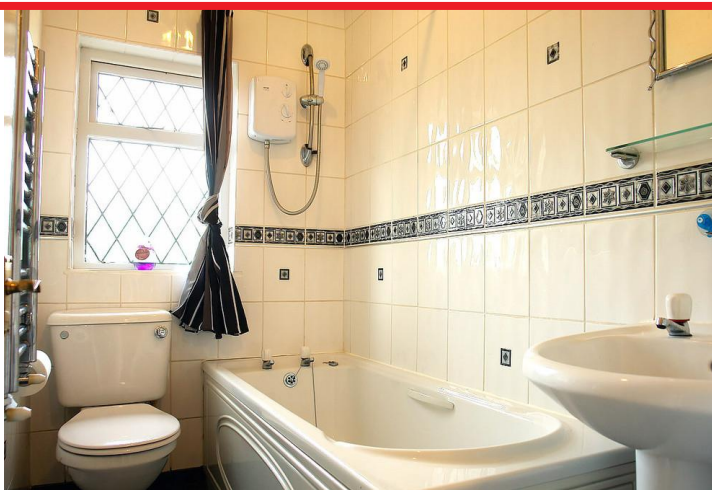




**Beechwood Lane | Stalybridge | SK15 3BU**  
**£139,995 –Reduced**

Two Bedrooms  
Semi Detached

Sought After Location  
Front & Rear Gardens



## Property Description

Two bedroom semi-detached property in Heyrod, Stalybridge.

A fantastic opportunity to purchase a property in a sought after location, nestled on the edge of the countryside whilst providing an accessible route in to the nearby town centres of Stalybridge, Mossley and Ashton-Under-Lyne.

The property briefly comprises of; Entrance Vestibule, Lounge, Kitchen, Two Double Bedrooms and Bathroom.

GCH & Double glazed throughout.

Externally there is a driveway for up to three cars to the front and a garden with open countryside views to the rear.

### ENTRANCE HALL/STAIRWAY

### LOUNGE 14' 7" x 11' 6" (4.46m x 3.52m)

With wood effect laminate flooring and large bay double glazed window to the front.

### KITCHEN/DINER 15' 5" x 7' 4" (4.70m x 2.25m)

With tiled floor, modern fitted wood effect wall and base units with integrated oven/hob and extractor.

Tiled splash-backs and generous pantry/storage cupboard, along with leaded double glazed window and stable door to the rear.

### BEDROOM ONE 12' 5" x 10' 7" (3.80m x 3.24m)

Master double bedroom fully carpeted with in-built storage cupboard and large double glazed window to the front.

### BATHROOM 7' 3" x 4' 4" (2.22m x 1.33m)

With tiled floor, white suite consisting of toilet, hand-wash basin, bath with overhead shower and fully tiled walls. Frosted leaded double glazed window to the rear.

### BEDROOM TWO 10' 8" x 10' 7" (3.27m x 3.25m)

Double bedroom with wood effect laminate flooring and leaded hardwood double glazed window to the rear.

### EXTERNALLY

Driveway for up to three cars to the front garden area and paved garden including shed with open countryside views to the rear.

**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**

*Architectural - plans drawn for newbuild and extension projects, planning and building regulation advice, building surveys and valuations, measured building surveys, land surveys, boundary dispute matters and advice on Party Wall etc Act 1996*



## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

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

[www.cordingleys.co.uk](http://www.cordingleys.co.uk)

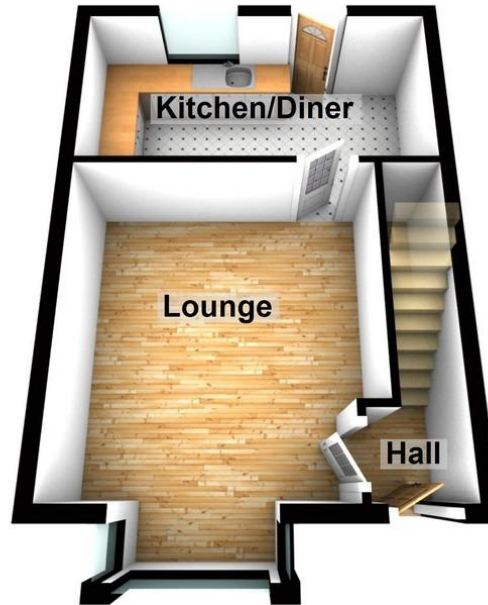
[estateagent@cordingleys.co.uk](mailto:estateagent@cordingleys.co.uk)

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*

Ground Floor



First Floor



rightmove 