

38 Hanover Street Stalybridge, SK15 1LR

2 Bedroom terraced property within walking distance from Ashton 6th Form College, Stamford Park and Boating Lake, and Tameside Hospital. This freehold home would be an ideal purchase for first time buyers or investors alike. Comprising, lounge, dining kitchen, 2 bedrooms and a modern fitted bathroom. Private rear yard. Gas central heating and PVC windows.

Freehold

Modern fitted bathroom

Fitted kitchen

2 bedrooms

Private rear yard

Close to Stalybridge train station

Offers in Excess of £125,000

Lounge 12' 3" x 13' 9" (3.74m x 4.19m)

Laminate flooring. PVC window and door. Radiator. Feature fireplace.

Kitchen/Diner 11' 3" x 13' 8" (3.43m x 4.17m)

White fitted kitchen with integrated oven, hob and sink. Space for dining table. Tile flooring. Door to rear yard and stairs to the first floor accommodation

Bedroom 1 12' 3" x 12' 6" (3.74m x 3.80m)

To the front elevation. 2 built in storage cupboards / wardrobes. Laminate flooring.

Bedroom 2 11' 3" x 6' 4" (3.44m x 1.93m)

To the rear elevation.

Bathroom 8' 0" x 4' 9" (2.44m x 1.46m)

Modern fitted bathroom. Bath with tile paneling, shower and glass screen above. W/C. Pedestal wash basin. Storage cupboard with boiler. Tiled walls and flooring.

Rear yard

Walled rear yard with timber built shed.

Tenure

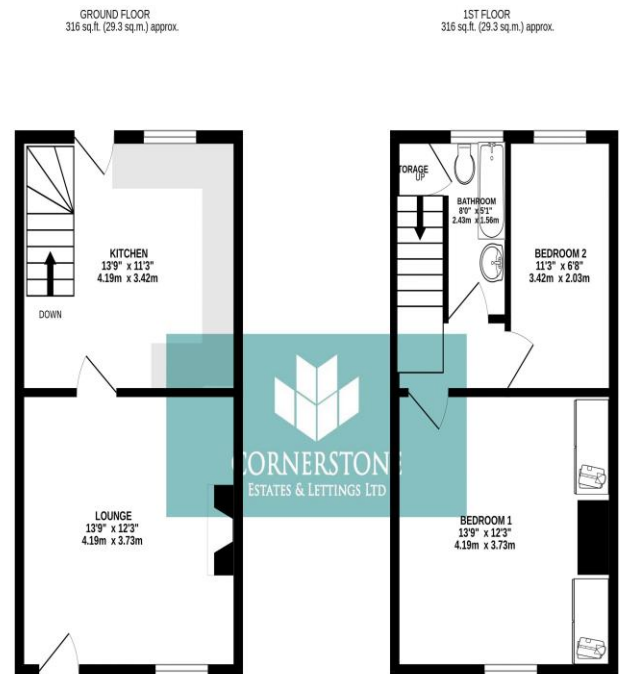
We are advised this is freehold but confirmation should be sought from your solicitor.

Financial Advice

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if your do not keep up repayments on your mortgage or other loan secured on it.

Investors

Please speak to our Lettings Department to get a valuation of this property to let. Get advice on growing your portfolio, protecting your investment and learn about our various Landlord services.



TOTAL FLOOR AREA: 631 sq.ft. (58.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given as to their operability or efficiency on the given date.
Made with Metropix 02/2024

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

38, Hanover Street
STALYBRIDGE
SK15 1LR

Energy rating

D

Valid until: **2 July 2024**

Certificate number: **0223-2857-7832-9204-1285**

Property type: Mid-terrace house

Total floor area: 62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		