

# Thompson Estates

Thompson Estates  
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LETTINGS AND SALES



## Groby Street, Stalybridge

Thompson Estates are excited to bring to market nestled in the sought-after area of Stalybridge, this charming two bedroom mid-terrace home.

One of the standout features of this property is the newly fitted kitchen and four-piece bathroom plus the property has been completely redecorated in readiness for someone to move straight in. The property also benefits from additional loft and cellar space fully ready for a variety of uses like home office or even gaming room.

Outside, the large yard to the rear offers a delightful outdoor space, perfect for summer barbecues, gardening, or simply unwinding in the fresh air. This property is ideally located, with convenient access to local amenities, schools, and transport links, making it an ideal choice for families and commuters alike. Also an excellent opportunity for first-time buyers.

In summary, this mid-terrace house on Groby Street is a fantastic opportunity to secure a lovely home in a desirable location, complete with modern amenities and generous outdoor space. Do not miss the chance to make this property your own.

Please click the link for a 360 walk through tour

- House - Terraced
- Bedrooms- 2
- Bathrooms- 1
- Receptions- 1
- EPC-

Offers in excess of

# £180,000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



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