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# 57 Demesne Drive, Stalybridge, SK15 2PG

£190,000

A Wilson Estates are delighted to bring the market his former bakers house.

The larger than average semi detached property has a spacious layout and offers a lovely freshly decorated and ready to move into family home.

Once inside you will find an entrance hallway, a fantastic sized lounge, a separate dining room, a modern fitted breakfast kitchen PLUS a utility room.

Upstairs are three double bedrooms and a four piece family bathroom. Outside is an enclosed garden to the rear and further garden areas to the side and front.

The area offers local amenities from the local fish and chip shop, bakery, convenience store plus a short stroll into Stalybridge Town Centre offers further amenities from independent butchers, greengrocers, coffee shops and eateries plus larger brand name stores and supermarkets.

Those with children of a school age can utilise several local schools including Wild Bank, Gorse Hall, St Peters to name a few.

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# **Entrance Hallway**

Stairs rising to the first floor, doors to lounge & 13'6 x 5'10 (4.11m x 1.78m) dining room.

#### Lounge

20'3 x 10'4 (6.17m x 3.15m)

Windows to the front & side elevations. Door Window to the side elevation. into the dining kitchen. This is a great sized room.

# **Dining Room**

11'10 x 9'9 (3.61m x 2.97m)

breakfast kitchen.

#### **Breakfast Kitchen**

12'10 x 7'10 (3.91m x 2.39m)

Window to the rear elevation. Door into the utility room, useful understairs storage cupboard.. Fitted with a comprehensive range of floor and wall mounted units, with coordinating work surfaces over along with matching breakfast bar. Built in electric oven, hob & extractor fan above, stainless steel sink unit with mixer tap.

#### **Utility Room**

9 x 4'8 (2.74m x 1.42m)

Worksurface, with space underneath for appliances. Wall mounted gas central heating boiler, back door out to the garden.

#### Stairs & Landing

Doors to all rooms.

#### **Bedroom One**

14'1 x 10'4 (4.29m x 3.15m)

Windows to side & front elevations.

# **Bedroom Two**

Window to the front elevation.

#### **Bedroom Three**

11'10 x 10 (3.61m x 3.05m)

# **Family Bathroom**

9'10 x 7'11 (3.00m x 2.41m)

Opaque window, suite comprising of a panel bath, enclosed shower cubicle, low level w.c and Window to the side elevation. Door into the hand wash basin. Part tiled walls, heated towel rail.

# **Externally**

There are gardens to the front, side and rear.

#### **Additional Information**

Tenure: Freehold EPC Rating: D Council Tax Band:

Tel: 0161 303 0778







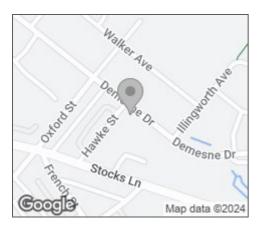












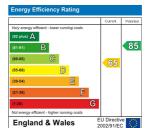


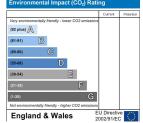




# **Viewing**

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.





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