



## 11 Hawthorn Drive, Stalybridge, SK15 1UE

**£260,000**

This spacious semi-detached property has so much to offer! Could this be your new family home? Let us show you around and see.

Once inside you will find a good sized lounge with feature fireplace, a lovely dining kitchen with a range of stylish units with integrated appliances. The conservatory is a fabulous spot to sit and have a cool drink in the summer whilst watching the birds in the garden.

Upstairs are three bedrooms, all with pleasant outlooks, the front having far reaching views. And a family bathroom completes the accommodation.

Outside is a gardeners dream! With stunning well stocked borders, there are surprises throughout the seasons.

Located just a minutes' walk away from the beautiful Gorse Hall, a beautiful spot overlooking Stalybridge and neighbouring Dukinfield covering 35 acres of woodland with panoramic views over the Cheshire Plains and the Pennines. Gorse Hall also has a wealth of local history. A great spot to walk, explore research and watch the seasons / local wildlife.

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## Entrance Hallway

Stairs rising to the first floor with useful under stairs storage cupboard. Doors into the lounge and dining kitchen.

## Lounge

13'2 x 11'5 (4.01m x 3.48m)  
Window to the front elevation, with lovely views over the garden and beyond. Feature fireplace, with living flame gas fire.

## Dining Kitchen

17'6 x 7'10 (5.33m x 2.39m)  
Window and door out to the conservatory. Fitted with a comprehensive range of stylish floor and wall mounted units with coordinating work surfaces over. Fitted appliances include a double oven and grill, induction hob with extractor fan above, fridge freezer plus an extra small freezer, washing machine & dishwasher! You just need your kettle and you're good to go. Stainless steel sink unit with mixer tap, part tiled walls & cushion flooring.

## Conservatory

13'7 x 8'10 (4.14m x 2.69m)  
Windows and French doors out to the garden.

## Stairs & Landing

Doors to all bedrooms and family bathroom., window to the side elevation.

## Bedroom One

11'7 x 11 (3.53m x 3.35m)  
Window to the front elevation with far reaching views. Fitted with a range of wardrobes, matching drawers and shelving.

## Bedroom Two

10'9 x 9'7 (3.28m x 2.92m)  
Window to the rear elevation with pleasant views over the garden.

## Bedroom Three

8'4 x 6'6 (2.54m x 1.98m)  
Window to the front elevation, useful built in cupboard.

## Family Bathroom

Opaque window to the rear elevation. Suite comprising of a panel bath with electric shower over, low level w.c and hand wash basin. Tiled walls.

## Externally

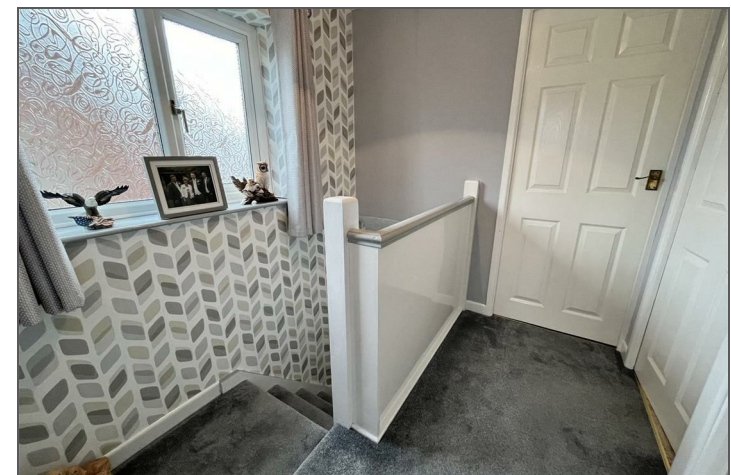
Standing proudly from the road, this fantastic home sits in an excellent sized plot. There is a lawn and flower beds to the front, the driveway to the side of the house offers parking and leads to a detached garage. Around to the rear, the garden has a paved patio area with steps up to a lawn area. There are well stocked beds with mature bushes and shrubs and a hardstanding for a greenhouse.

## Garage

19'4 x 8 (5.89m x 2.44m)  
Recently had new wooden doors and roof. There is also light and power.

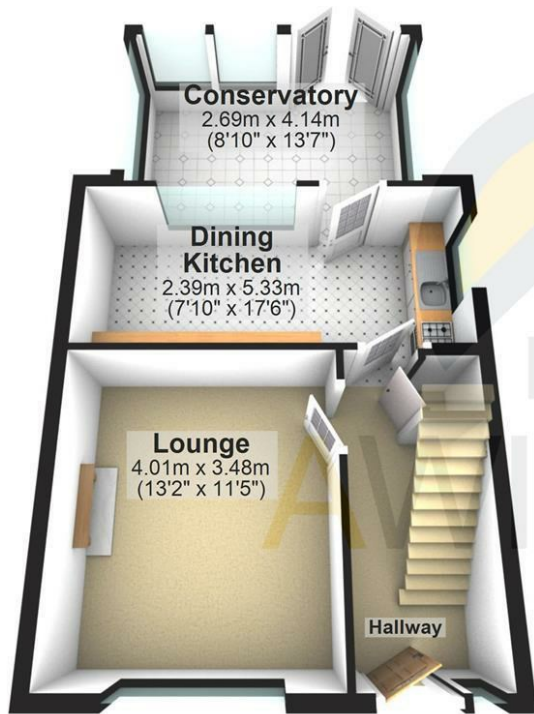
## Additional Information

Tenure: Leasehold 999 from new - £12 per year ground rent  
Council Tax Band: C  
EPC Rating: D





### Ground Floor



### First Floor



Total area: approx. 81.7 sq. metres (878.9 sq. feet)

## 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 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>84</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>63</b>

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