



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

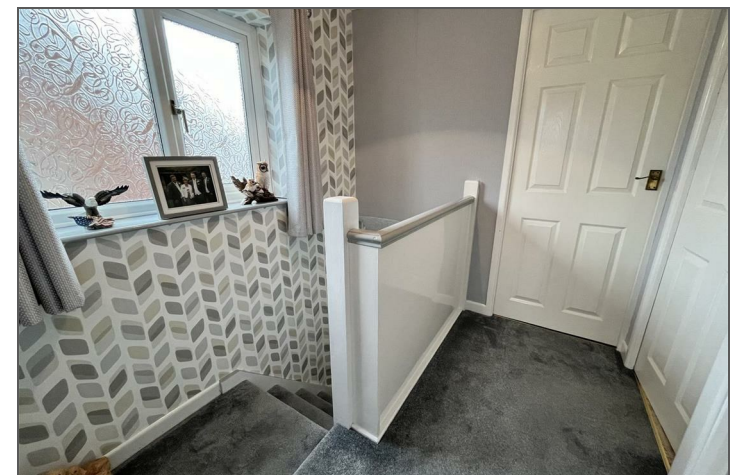
Standing proudly from the road, this fantastic home sits in an excellent sized plot. There is a lawn and flower beds to the front, the driveway to the side of the house offers parking and leads to a detached garage. Around to the rear, the garden has a paved patio area with steps up to a lawn area. There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

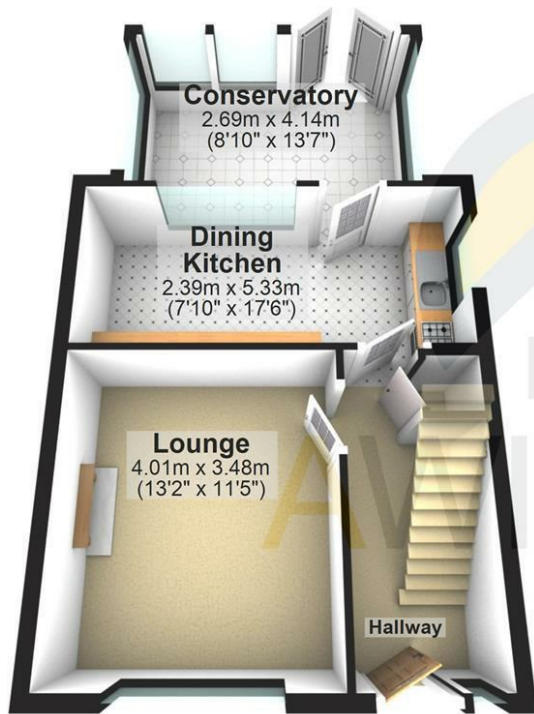
Additional Information

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

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