

W.C. DAWSON & SON LIMITED

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292
Website: www.wcdawson.com E.mail: reception@wcdawson.com



Higher Tame Street, Stalybridge, SK15 3AS

Originally constructed as the mill owner's house for the adjacent Stokes Mill, this substantial stone dwelling is currently split into two properties with interconnecting doors. The property sits within a good size riverside plot with superb potential for refurbishment or redevelopment (STP). Immediately adjacent to the main house is a substantial former workshop, which again, has further development potential (STP). The property is in need of renovation but offers a wonderful development opportunity.

£375,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Higher Tame Street, Stalybridge, SK15 3AS

- Former Mill Owners House Currently Split Into Two Dwellings
- Substantial Adjacent Workshop With Basement Accommodation
- Convenient For Stalybridge Town Centre
- River Fronted Location
- Character Property In Need Of Renovation
- Excellent Commuter Links
- Significant Development Potential (STP)
- Good Size Plot

The Accommodation briefly comprises:

Stokes House is currently split into two properties.

1 Higher Tame Street with lounge, dining room, separate kitchen. To the first floor there are two double bedrooms, en-suite bathroom.

2 Higher Tame Street with entrance hallway, access to store cellar, lounge, dining room, separate kitchen. To the first floor there are two double bedrooms, bathroom/WC.

Externally, the properties stand on a substantial plot with development potential (STP). Adjacent to the Mill House there is a substantial workshop/garage which has full basement accommodation.

The property is immediately adjacent to the river Tame and is within easy reach of Stalybridge town centre with its range of shopping and recreational amenities. The town centre's bus and train stations provide excellent commuter links to Manchester City Centre.

The Accommodation in detail comprises:

1 HIGHER TAME STREET

GROUND FLOOR

Kitchen

17'1 x 7'9 (5.21m x 2.36m)

Single drainer stainless steel sink unit with a range of wall and floor mounted units, plumbing for automatic washing machine, central heating radiator.

Lounge

12'11 x 12'2 reducing to 10'7 (3.94m x 3.71m reducing to 3.23m)

Feature fireplace with a gas fire.

Dining Room

12'2 x 11'10 (3.71m x 3.61m)

Feature fireplace, central heating radiator.

FIRST FLOOR

Landing

Bedroom 1

12'10 x 12'3 (3.91m x 3.73m)

Feature fireplace, central heating radiator.

Bedroom 2

12'3 reducing to 11'3 x 8'10 (3.73m reducing to 3.43m x 2.69m)

Central heating radiator.

Jack and Jill En-Suite/Shower Room

Shower cubicle, pedestal wash hand basin, low-level WC, central heating radiator.

2 HIGHER TAME STREET

GROUND FLOOR

Entrance Hallway

Good size storage cupboard, access to cellar

Cellar

16'6 x 13'4 (5.03m x 4.06m)

Lounge

14'3 x 13'4 (4.34m x 4.06m)

Feature fireplace with gas fire.

Dining Room

16'5 x 14'2 (5.00m x 4.32m)

Tiled fireplace, gas fire.

Kitchen

14'9 x 9'1 (4.50m x 2.77m)

Double drainer stainless steel sink unit, base units.

FIRST FLOOR

Landing

Bedroom 1

14'4 x 13'5 (4.37m x 4.09m)

Tiled fireplace, storage heater.

Bedroom 2

16'5 x 14'2 (5.00m x 4.32m)

Tiled fireplace, alcove wardrobe.

Bathroom/WC

8'11 x 6'6 (2.72m x 1.98m)

Panelled bath, pedestal wash hand basin, low-level WC, part tiled.

EXTERNALLY

The property sits on a good size mature garden plot with ample car parking accessed via the property's gated entrance.

Substantial Workshop/Garage

32'9 reducing to 27'0 x 42'3 reducing to 21'10 (9.98m reducing to 8.23m x 12.88m reducing to 6.65m)

Power and lighting, stepped access to full basement area.

TENURE

The Tenure is Freehold.

COUNCIL TAX

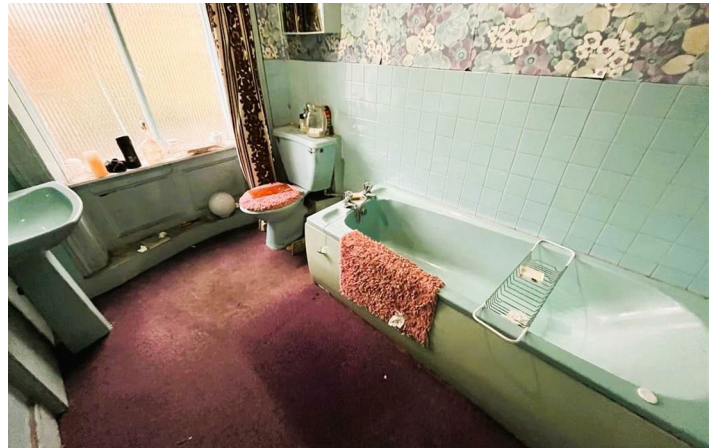
Council Tax Band "B".

VIEWINGS

Strictly by appointment with the agents.



Directions



Floor Plan

Ground Floor



First Floor



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