

# W.C. DAWSON & SON LIMITED

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## Astley Grove, Stalybridge, SK15 1NL

Occupying a delightful cul de sac position within one of the areas most sought after locations this three bedroom, character, semi detached property offers well proportioned accommodation within a good sized garden plot. There is a shared driveway to the side of the property which leads to a detached single garage.

The property is well placed for all amenities with Stalybridge Town Centre being within easy reach. The Town Centre provides excellent commuter links via its train and bus services. Other amenities within close proximity include Stamford Park, Tameside General Hospital and several local junior and high schools.

**Price £310,000**



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



# Astley Grove, Stalybridge, SK15 1NL

- Substantial 3 Bedroom Semi Detached Property
- Sought After Cul De Sac Position
- 2 Reception Rooms plus separate Kitchen
- Attractive Family House
- Good Sized Garden Plot
- Well Maintained and Presented Throughout
- Shared Driveway to Detached Single Garage
- Internal Inspection Highly Recommended
- Close to Stamford Park

## Contd.....

The Accommodation briefly comprises:

Good sized Entrance Hallway, bay fronted Lounge with feature fireplace, separate Dining Room, Kitchen

To the first floor there is a good sized Landing, 2 double Bedrooms and a single Bedroom, Bathroom with modern white suite, separate WC

Externally the front garden is laid to lawn, there is a shared driveway to the side of the property which leads to a detached garage. The good sized rear garden has a block paved, patio and further lawned garden area.

## The Accommodation in Detail Comprises:

### Entrance Hallway

Composite style security door, built-in storage cupboard, uPVC double glazed window, central heating radiator

### Lounge

12'0 increasing to 13'7 into bay x 11'0 (3.66m increasing to 4.14m into bay x 3.35m)

Feature wooden fireplace, uPVC double glazed bay window, central heating radiator

### Dining Room

14'1 x 11'0 (4.29m x 3.35m)

uPVC double glazed window, feature fireplace with gas fire, central heating radiator

### Kitchen

9'10 reducing to 7'3 x 8'1 reducing to 5'1 (3.00m reducing to 2.21m x 2.46m reducing to 1.55m)

Single drainer stainless steel sink unit, range of wall and floor mounted units, plumbed for automatic washing machine, plumber for dishwasher, part tiled, uPVC double glazed rear door and window, understairs storage cupboard

### First Floor:

#### Landing

uPVC double glazed window, loft access

#### Bedroom (1)

13'11 x 10'11 (4.24m x 3.33m)

uPVC double glazed window, feature tiled fireplace, central heating radiator

#### Bedroom (2)

12'6 x 11'0 (3.81m x 3.35m)

uPVC double glazed window, feature fireplace, central heating radiator

#### Bedroom (3)

8'6 x 6'4 (2.59m x 1.93m)

(plus chimney breast recessed alcove). uPVC double glazed window, central heating radiator

#### Bathroom

8'3 x 7'1 max (2.51m x 2.16m max)

Modern white suite having panel bath with shower over, pedestal wash hand basin, fully tiled heated chrome towel rail/radiator, built-in storage cupboard

#### Separate WC

Low level WC, part tiled, uPVC double glazed window

#### Externally:

The front garden is laid to lawn with border plants and shrubs.

There is a shared driveway to the side of the property which leads to a detached single garage.

To the rear garden there is a block paved patio with further lawned garden area with mature border plants and shrubs.



## Directions

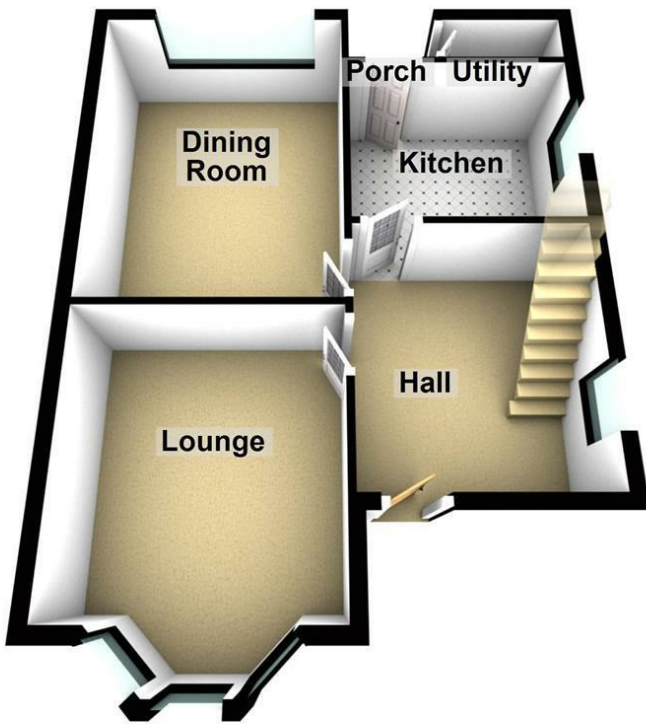




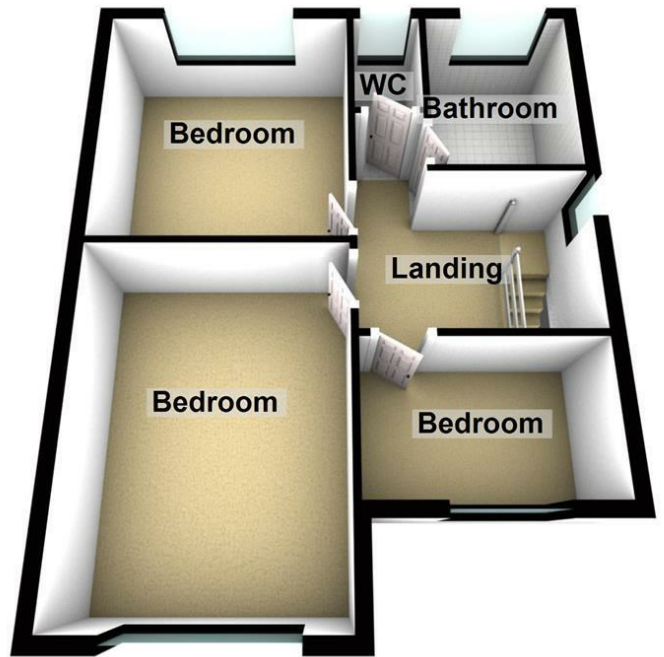


# Floor Plan

## Ground Floor



## First Floor



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