

W.C. DAWSON & SON LIMITED

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Croft Street, Stalybridge, SK15 2LX

W.C. Dawson & Son are pleased to offer to the market this stunning and stylishly well presented two bedroomed end terraced property. The property benefits from a useful converted loft space and has been modernised throughout to a high standard and would make an ideal home for a variety of prospective buyers.

The property is situated close to all the desired local amenities and transport links.

An Internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.

Price £180,000



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



Croft Street, Stalybridge, SK15 2LX

- Loft Room
- Close to Local Schools
- Two Good Size Bedrooms
- Transport Links Within Proximity
- Modernised Throughout

Lounge

13'5" x 12'4" (4.11 x 3.76)

with Upvc double glazing to the front and side elevation along with a fitted contemporary radiator and softwood door leading into the the fitted Kitchen.

Kitchen

10'2" x 10'0" (3.12 x 3.06)

A well presented modern kitchen comprising wall and base units with single drainer stainless sink unit and drainer with a modern tap, integrated four ring gas hob with stainless steel extractor hood over, integrated oven and microwave,

There is also a breakfast bar for entertaining family and guests, designer radiator, ceiling downlights and laminate flooring, uPVC double glazed French doors onto the rear yard.

Utility Room

11'4" x 5'1" (3.47 x 1.55)

The utility room has fitted double

glazed windows to the side elevation along with a worksurface and plumbing for automatic washing machine and dryer, ceiling downlights, laminate flooring, designer radiator and a Pvc door leading to the rear yard area.

Landing

13'4" x 5'1" (4.08 x 1.55)

A good size landing with stairs leading to the useful converted loft space.

Master Bedroom

6'6" x 12'7" (2 x 3.85)

A good size master bedroom comprising a Upvc double glazed window to front elevation, stylish built-in wardrobes, laminate flooring, ceiling downlights and designer radiator.

Second Bedroom

10'2" x 6'11" (3.12 x 2.12)

A reasonable sized second bedroom with a Upvc double glazed window to rear elevation, laminate flooring and designer radiator.

Bathroom

5'10" x 6'11" (1.78 x 2.12)

A well presented family Bathroom with a double glazed window to side elevation, three piece white suite comprising a shower over bath, low level wash hand basin, WC and designer radiator.

Useful Loft Space

7'5" x 12'4" (2.28 x 3.78)

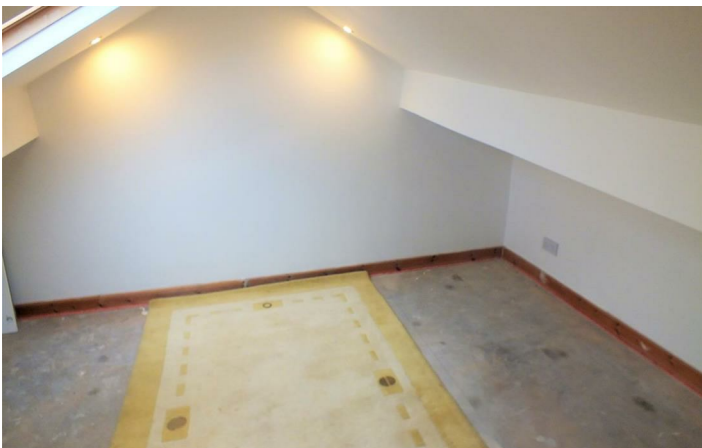
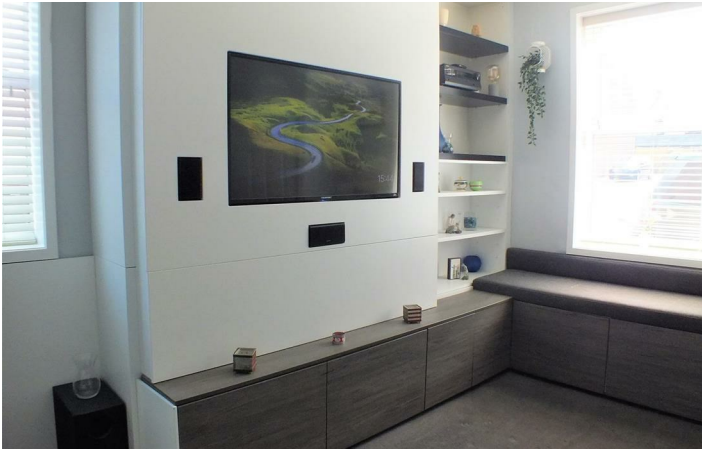
Useful Loft Space with a double glazed Velux window to rear elevation, ceiling downlights and designer radiator.

Outside

Enclosed yard to rear of the property.

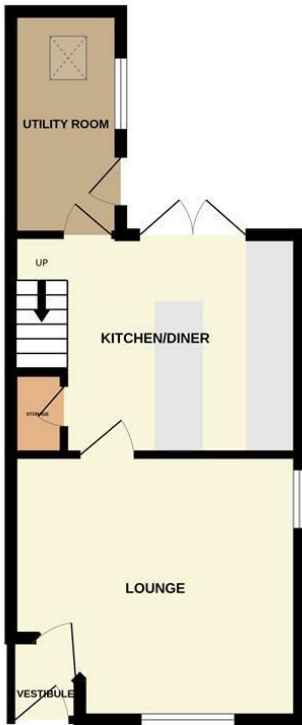


Directions

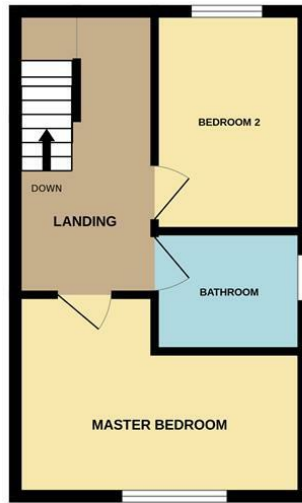


Floor Plan

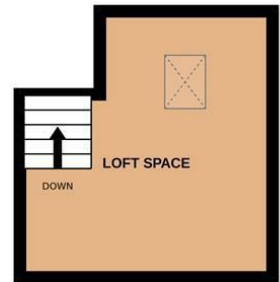
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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