# DAWSONS

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# Stamford Grove, Stalybridge, SK15 1LZ

Dawsons are pleased to welcome to the market this well positioned traditional semi detached property which briefly comprises of a vestibule, entrance hallway, two reception rooms, kitchen, sun room, four good size bedrooms (two king size), two bathrooms, detached garage, rear garden and off road parking.

The following property would suit a growing family looking to expand and is equally close too all the desired local amenities along with having easy access to the M67 and in walkable distance from West Hill School.

Viewing is highly recommended to fully appreciate the true specification and size this traditional property has to offer.

Offers Over £372,000



CHARTERED SURVEYORS, ESTATE AGENTS & PROPERTY MANAGEMENT SPECIALISTS



# Stamford Grove, Stalybridge, SK15 1LZ

- Sought After Location
- Close to Local Amenities
- Detached Garage

- Traditional Brick Semi Detached
- Walking Distance from West Hill School
   Easy access to the M67
- uPVC Double Glazing
- Four Good Sized Bedrooms

## **GROUND FLOOR**

## Vestibule

7'10" x 2'3" (2.4 x 0.7)

Entrance vestibule that leads to the entrance 8'2" x 7'10" (2.5 x 2.4) hall.

## **Entrance Hall**

9'6" x 10'9" (2.9 x 3.3)

A bright and inviting entrance hall that leads FIRST FLOOR to the following rooms. Landing

## Sitting Room

10'5" x 14'1" (3.2 x 4.3)

A warm sitting room which comprises of laminate flooring, fitted radiators and active

Bedroom 2 (king size) log burner.

## **Dining Room**

10'5" x 12'1" (3.2 x 3.7)

A good size dining room suitable for family dining which comprises of laminate flooring, fitted radiators and uPVC double glazing.

## Kitchen

9'6" x 11'1" (2.9 x 3.4)

A well presented modern family kitchen which comprises of tiled flooring, grouted tile splashback, modern integrated units, laminate type work tops, gas hob, oven, extractor, fitted radiators, uPVC double

glazing and PVC fitted door which leads to the rear garden.

## Sun Room

A cosy sun room which comprises of uPVC double glazing, laminate flooring and fitted A multi purpose room which comprises of radiators.

3'11" x 9'6" (1.2 x 2.9)

A vibrant landing that leads to the following 12'5" x 18'4" (3.8 x 5.6) rooms.

10'5" x 13'5" (3.2 x 4.1)

A double bedroom which comprises of carpets, fitted radiators and uPVC double glazing.

## Bedroom 3

10'5" x 11'9" (3.2 x 3.6)

A double bedroom which comprises of carpets, fitted radiators and uPVC double glazing.

## **Shower Room**

9'2" x 7'6" (2.8 x 2.3)

A stunning modern tiled family suite which comprises of walk in shower, fitted chrome radiator, low level white vanity unit and w.c along with uPVC double glazing (Vailant boiler installed approx 14 months ago).

## Bedroom 4/Study

9'10" x 5'10" (3.0 x 1.8)

carpets, fitted radiators and uPVC double glazing.

## SECOND FLOOR

## Bedroom 1 (king size)

A large double bedroom which comprises of open bathroom suite, carpets, fitted radiators and Velux windows.

## Outside

To the front provides a generous sized driveway that can hold around four vehicles.

To the rear provides a low maintenance garden with decked seating section.

There is also a separate detached garage that provides suitable storage with a fitted sink and WC.



## **Directions**

















GROUND FLOOR 1ST FLOOR 2ND 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 guarante as the properties of erficiency can be given.

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