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Mill Street, Stalybridge, SK15 2LP

This superbly presented four bedroom end terrace has accommodation over three floors plus a further useful converted cellar room and simply must be viewed internally to fully appreciate the size and quality of accommodation on offer. Having been comprehensively up-graded by the present owner it is considered that the property is ideally suited to a growing family who wish to be close to all local amenities.

All local amenities are close to hand with Stalybridge Town Centre being within easy reach. The Town Centre's bus and train stations provided excellent commuter links into Manchester City Centre and there is good access to several local junior and high schools.

Offers Over £215,000



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



Mill Street, Stalybridge, SK15 2LP

- 4 Bedroom/2 Reception End Stone Terrace
- 2 Reception Rooms
- Excellent Commuter Links
- 3 Storey plus Useful Cellar Accommodation
- En-suite to Master Bedroom
- Internal Inspection Essential
- Presented to a Particularly High Standard
- Popular and Convenient Location

Contd....

The Accommodation briefly comprises:

Entrance Vestibule, Lounge with feature fireplace, Dining Room with inset fireplace and solid multi fuel stove, Kitchen with integrated appliances

To the first floor the Master Bedroom has a modern En-suite, 2 further single Bedrooms

An Attic conversion provides further good sized Bedroom with WC/wash hand basin facilities

Off the Inner Hallway to the ground floor there is access to a useful converted Cellar room which provides space for a variety of uses e.g. Man Cave/Home Gym

The property has uPVC double glazing throughout and is warmed through by a gas fired central heating system.

Externally there is a well maintained communal yard area whilst to the side of the property there is a pleasant grassed communal garden area.

The Accommodation in Detail:

Entrance Vestibule

Composite style security door

Lounge

12'9 x 12'0 (3.89m x 3.66m)

(average measurement irregularly shaped room including Vestibule area), feature fireplace with tiled inset and open fire, uPVC double glazed window, central heating radiator

Inner Hallway

uPVC double glazed window, central heating radiator, access to Cellar

Useful Converted Cellar Room

10'5 x 9'1 (3.18m x 2.77m)

Recessed spotlights, Storage Area

Dining Room

12'11 x 9'5 (3.94m x 2.87m)

Feature multi fuel stove within an inset fireplace, uPVC double glazed window, central heating radiator

Kitchen

12'6 x 7'4 (3.81m x 2.24m)

Circular single drainer stainless steel sink unit, range of modern wall and floor mounted units, integrated oven, four ring gas hob with extractor unit over, plumbed for automatic washing machine, part tiled, recessed spotlights, two uPVC double glazed windows, uPVC double glazed rear door.

First Floor:

Landing

Central heating radiator

Bedroom 1

12'9 x 12'0 (3.89m x 3.66m)

(average measurement irregular shaped room including En-suite), uPVC double glazed window, central heating radiator

En-suite

Modern white suite having shower cubicle, low level WC with wash hand basin, part PVC boarding, recessed spotlights

Bedroom 2

10'3 x 6'0 (3.12m x 1.83m)

uPVC double glazed window, central heating radiator

Bedroom 3

10'3 x 5'7 (3.12m x 1.70m)

uPVC double glazed window, central heating radiator

Bathroom/WC

Modern white suite having panel bath with shower tap attachment, wash hand basin with vanity storage unit, separate shower cubicle, low level WC, fully tiled, recessed spotlights, heated chrome towel rail/radiator

Second Floor:

Bedroom 4

12'6 x 11'10 (3.81m x 3.61m)

(Part restricted headroom - irregularly shaped room average measurement), exposed beams, eaves storage, two uPVC double glazed Velux windows, central heating radiator. Open WC compartment with low level WC and wash hand basin with vanity storage unit below.

Externally:

There is an enclosed communal yard area, whilst to the side of the property there is a pleasant grassed communal garden area



Directions



Floor Plan



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