

W.C. DAWSON & SON LIMITED

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



Bond Street, Stalybridge, SK15 1BG

Dawsons are pleased to welcome to the market this stone built, semi-detached bungalow which briefly comprises of a living room, dining area, kitchen, two bedrooms, bathroom/WC, rear garden, off-road parking and integral garage. * No vendor chain - viewing highly recommended *

The property is located in a popular area, close to local schools, amenities and transport links.

Offers In The Region Of £195,000



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



Bond Street, Stalybridge, SK15 1BG

- Stone Built Semi-Detached Bungalow
- No Forward Vendor Chain
- Two Bedrooms
- Low Maintenance Rear garden
- Driveway & Garage
- Viewing Highly Recommended

Entrance

Door to front, leading to:

Living Room

13'5" x 17'4" (4.1 x 5.3)

A large open plan living room which comprises of two fitted radiators, uPVC double-glazing and electric fire, open to:

Dining Area

8'2" x 11'1" (2.5 x 3.4)

Suitable for family dining, fitted radiator, doors to kitchen and bedroom.

Kitchen

7'10" x 8'10" (2.4 x 2.7)

Family kitchen which comprises of a range of wall and base units inset sink and drainer with mixer tap, built in oven and hob with extractor over, fitted radiator and uPVC double-glazing.

Bedroom 1

9'2" x 11'9" (2.8 x 3.6)

Double bedroom which comprises of

laminated flooring, fitted radiator, uPVC double-glazing and built-in wardrobes.

Bedroom 2

5'6" x 10'2" (1.7 x 3.1)

Comprises of fitted radiator and uPVC double glazing.

Bathroom/WC

8'2" x 4'11" (2.5 x 1.5)

Family bathroom suite which comprises of panelled bath with shower overhead, low-level wash hand basin and WC, fitted radiator, uPVC double-glazing.

EXTERNAL

The rear elevation provides a low maintenance hard surfaced enclosed garden.

To the front elevation, the property provides off-road vehicular parking. There is also an integral garage that can be used for general storage.

TENURE

Tenure of the property is Freehold. Solicitors to confirm.

COUNCIL TAX

Council Tax Band "B".

VIEWINGS

Strictly by appointment with the Agents.



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions	
		69		
		86		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC