

# DAWSONS

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## Hill Bank Close, Stalybridge, SK15 3RQ

Having been substantially up-graded and improved, this stunning, four bedroom, family home comes on to the market in excellent decorative order throughout. Boasting numerous quality features the property simply must be viewed internally to be fully appreciated. The well proportioned accommodation has been further enhanced with a uPVC double glazed conservatory and the property occupies a good sized garden plot within a popular cul de sac location.

**Offers Over £400,000**



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# Hill Bank Close, Stalybridge, SK15 3RQ

- Stunning 4 Bedroom Executive Detached
- Improved and Maintained to a Particularly High Standard
- Well Regarded Cul-de-sac Position
- Popular Residential Estate
- uPVC Double Glazed Conservatory
- Stunning Fully Fitted Breakfast Kitchen
- 2 Reception Rooms plus Conservatory
- Stylishly Re-fitted En-suite and Family Bathroom

## Contd....

The Accommodation briefly comprises:

Entrance Hallway with access into the Integral Garage, Cloaks/WC, Lounge with box bay window, separate Dining Room, Breakfast Kitchen with integrated appliances, good sized uPVC double glazed Conservatory

To the first floor there are 4 well proportioned Bedrooms, Master with en-suite and built in wardrobes, re-fitted Family Bathroom/WC

Externally the property sits within a good sized garden plot having a large lawned front garden with driveway. To the rear the tiered garden has lawned and a PVC decked patio areas.

The property occupies a pleasant cul-de-sac position within the ever popular Churchfields Estate which has good access to all local amenities as well as several local junior and high schools. Stalybridge town centre is within easy reach and provides a range of shopping and recreational amenities as well as excellent commuter links via its bus and train stations.

## The Accommodation in Detail:

### Entrance Hallway

Composite style security door, laminate flooring, access to the Integral Garage (18'4 x 12'8) with power and lighting, plumbing for washing machine and dryer

### Cloaks/WC

Pedestal wash hand basin, low level WC, tiled floor

### Lounge

13'3 x 11'7 plus further box bay window 6'2 x 2'3 (4.04m x 3.53m plus further box bay window 1.88m x )  
Wall mounted contemporary flueless gas fire, laminate flooring, uPVC double glazed windows, central heating radiator

### Dining Room

10'10 x 8'4 maximum (3.30m x 2.54m maximum)  
Laminate flooring, two uPVC double glazed windows, central heating radiator

### Breakfast Kitchen

12'11 x 9'6 (3.94m x 2.90m)  
One and a half bowl inset sink unit, Samsung quartz worktops, full range of wall and floor mounted units, integrated double oven, integrated microwave, integrated dishwasher, integrated fridge/freezer, four ring induction hob with filter unit over, breakfast bar, cornice lighting, LED plinth lighting, composite security door to Conservatory, uPVC double glazed window, tiled floor, recessed spotlights

### Conservatory

12'3 x 8'11 (3.73m x 2.72m)  
Solar reflecting self-clean glass roof, uPVC double glazed windows with French doors leading to the rear garden

### First Floor:

#### Landing

Loft access, built-in airing cupboard, central heating radiator

#### Bedroom (1)

12'6 x 9'9 (3.81m x 2.97m)  
Double built-in wardrobes, uPVC double glazed window, central heating radiator

#### En-suite

Modern white suite having shower cubicle, wash hand basin with vanity storage unit below, low level WC, fully tiled, tiled floor, anti-mist heated mirror, heated chrome towel rail/radiator, recessed spotlights, uPVC double glazed window

#### Bedroom (2)

10'6 x 8'1 plus door recess (3.20m x 2.46m plus door recess)  
Range of built-in wardrobes, uPVC double glazed window, central heating radiator

#### Bedroom (3)

10'8 x 8'3 plus door recess (3.25m x 2.51m plus door recess)  
uPVC double glazed window, central heating radiator

#### Bedroom (4)

9'5 x 6'6 plus door recess (2.87m x 1.98m plus door recess)  
2 uPVC double glazed windows, central heating radiator

### Family Bathroom/WC

7'9 x 5'0 (2.36m x 1.52m)  
Modern white suite having panel bath with shower over, further shower tap attachment, contemporary wash hand basin with vanity storage unit below, low level WC, fully tiled, tiled floor, recessed spotlights, heated chrome towel rail/radiator, uPVC double glazed window

### Externally:

The property stands behind a generous front garden landscaped to lawn with hedge border and tree planted areas.

A tarmacadam driveway offers on site parking comfortably for 2 vehicles and leads to the Integral Single Garage.

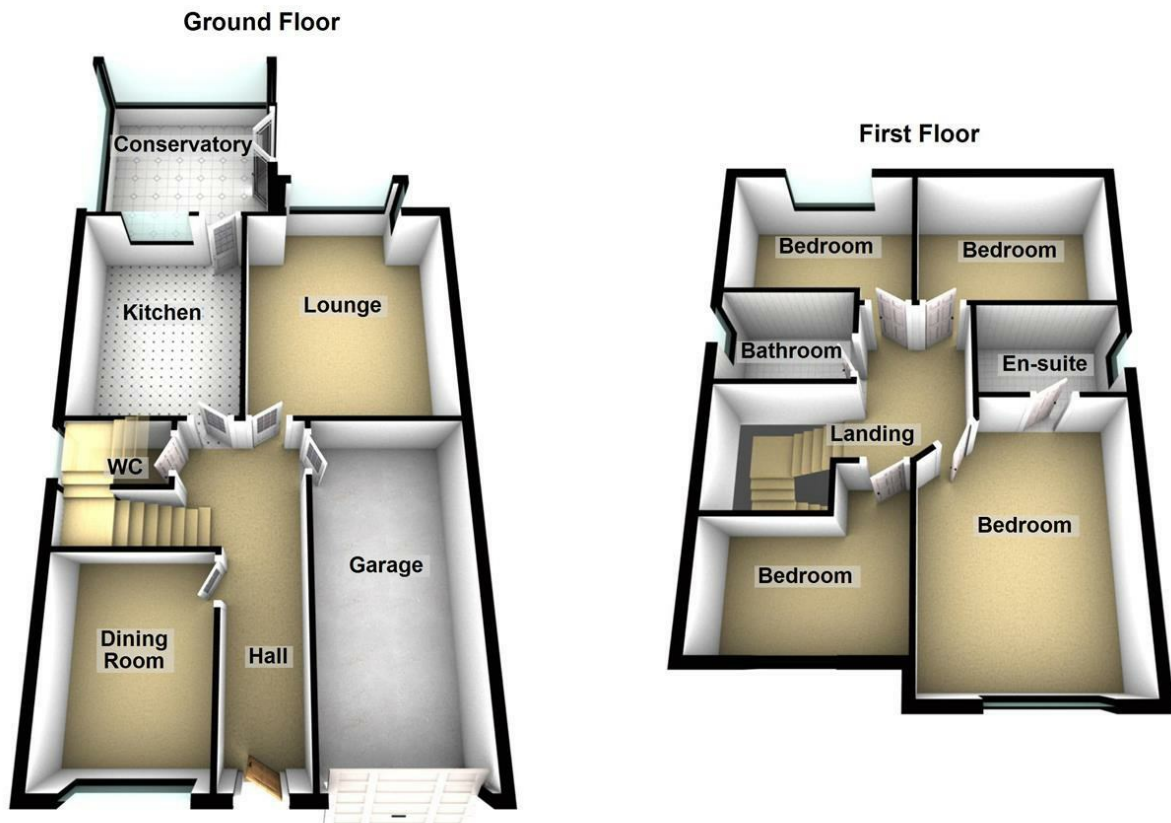
To the rear the enclosed garden area has a flagged patio, raised lawn with PVC decked patio area with border plants and shrubs.



## Directions



# Floor Plan



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