

DAWSONS

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Huddersfield Road, Stalybridge, SK15 3DY

Dawsons are pleased to welcome to the market this stunningly presented extended four-bedroom family semi-detached property offers accommodation over three floors, has been comprehensively upgraded to the highest of standards by the present owners, blending a perfect match of retained character and modern day living. In brief the property comprises of entrance porch, lounge, sitting room, kitchen/dining area, utility room, downstairs W to the ground floor. Basement. Three bedrooms and bathroom to the first floor. Further bBedroom to the second floor. ** Only an internal inspection will reveal the true quality and size of accommodation on offer **

Price £399,950



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



Huddersfield Road, Stalybridge, SK15 3DY

- Immaculate Three Storey Character Semi-Detached
- Utility and Downstairs Cloaks/WC
- Substantial Rear Garden Plot
- Internal Inspection Essential
- Two Reception Rooms
- Four Double Bedrooms
- Large Garage/Workshop
- Breakfast Kitchen
- Period Four Piece Bathroom Suite
- Presented To A High Standard

The Accommodation Briefly Comprises:

Entrance vestibule, entrance hallway, lounge with feature fireplace, sitting room, breakfast kitchen, utility room, cloaks/WC. There is a useful storage cellar accessed from the breakfast kitchen. To the first floor there are three double bedrooms (front bedroom could easily be split into two), family bathroom with four-piece modern suite. To the second floor there is a further double bedroom.

Externally, there is a concrete imprint forecourt and driveway. To the rear there are two patio areas plus a substantial lawned garden area with mature border plants and shrubs. Also accessed from the rear garden there is a brick-built garage/workshop and storage outbuilding with further potential.

The property is situated in a popular and conveniently located area with Stalybridge town centre being within easy reach and having excellent commuter links via its bus and train stations. Local junior and high schools are also within easy reach making the property ideally suited to a growing family. Several countryside walks are also within close proximity.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Vestibule

Composite style front door with two double-glazed units, Karndean flooring.

Entrance Hallway

Karndean flooring, central heating radiator.

Lounge

13'1 x 12'5 (3.99m x 3.78m)

Feature fireplace with living flame coal effect gas fire, two uPVC double-glazed windows, two central heating radiators.

Sitting Room

13'2 x 12'11 (4.01m x 3.94m)

Feature inset fireplace with multi-fuel stove, exposed stained floorboards, two uPVC double-glazed windows, central heating radiator.

Breakfast Kitchen

16'5 x 11'11 (5.00m x 3.63m)

Feature inset Belfast style sink, a range of wall and floor mounted units, solid woodwork surface section, built-in stainless steel chimney hood, part tiled, tiled floor, central heating radiator, uPVC double-glazed French doors onto the rear garden. Access to the cellar provides useful storage space and has power and lighting.

Utility Room

6'10 x 6'9 part restricted headroom (2.08m x 2.06m part restricted headroom)

Plumbing for automatic washing machine and dryer, central heating radiator, part tiled.

Cloaks/WC

Modern white suite having low-level WC, wash hand basin with vanity storage unit, built-in storage cupboards, heated chrome towel rail/radiator, double-glazed Velux window.

FIRST FLOOR

Landing

Karndean flooring, understairs storage cupboard.

Bedroom 1 (Front)

16'8 x 13'1 (5.08m x 3.99m)

Two uPVC double-glazed windows, two central heating radiators. The front bedroom could easily be split into two.

Bedroom 2

12'11 x 10'8 (3.94m x 3.25m)

uPVC double-glazed window, central heating radiator.

Bedroom 3

11'10 x 7'9 (3.61m x 2.36m)

uPVC double-glazed window, central heating radiator.

Bathroom/WC

9'2 x 7'7 (2.79m x 2.31m)

Period white suite having freestanding claw foot bath, pedestal wash hand basin, low-level WC, separate shower cubicle, laminate flooring, part tiled, uPVC double-glazed window, central heating radiator.

SECOND FLOOR

Bedroom 4

13'1 x 12'2 plus door alcove (3.99m x 3.71m plus door alcove)

Part restricted headroom

Eaves storage, double-glazed Velux window, central heating radiator.

EXTERNALLY

The forecourt garden and driveway have a concrete imprint finish.

To the rear there is a concrete imprint patio and side path.

From the upper terrace there is access to the brick-built garage which is 20'3 x 10'2 with power and lighting. There are steps down to the lower flagged patio area which has access to a useful brick-built storage outbuilding which has further potential to be developed. There is a substantial lawned garden area with mature border plants and shrubs.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "C".

VIEWINGS

Strictly by appointment with the Agents.



Directions



Floor Plan



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