

DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Ridge Hill Lane, Stalybridge, SK15 1NF

Dawsons are pleased to welcome to market this substantial, three storey, three bedroom, three bathroom middle terrace offered for sale with vacant possession. The property would be suitable as an HMO (subject to licensing) or alternatively be used as a substantial family dwelling. Only an internal inspection will fully reveal the size of accommodation on offer and we would urge interested parties to contact our office at their earliest convenience.

The property is well placed for the bus and train stations in Stalybridge town centre which provide excellent commuter links. The town centre offers a wide range of shopping and recreational amenities with other amenities close by including Stamford Park and Tameside General Hospital.

Price £180,000



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



Ridge Hill Lane, Stalybridge, SK15 1NF

- Three Storey Middle Terraced House
- Covered Rear Yard
- Well Placed for Stalybridge Town Centre and Tameside General Hospital
- Ideal Investment or Large Family Home
- Large Living Room with Dining Area
- 3 Double Bedrooms (each with modern white En-suite)
- All Amenities within Easy Reach
- Separate Kitchen
- Suitable as an HMO (subject to licensing)
- Excellent Commuter Links

contd....

The Accommodation briefly comprises:

Entrance Vestibule, Living Room with feature fireplace open to the Dining Area, separate modern Kitchen with integrated appliances, covered rear Yard

To the first floor there are two double Bedrooms each with modern white En-suite window

To the second floor there is a further double Bedroom with En-suite Bathroom

The Accommodation in Detail:

Entrance Vestibule

uPVC panel front door

Living Room (including Dining Area)

21'11 x 14'5 (6.68m x 4.39m)

Feature fireplace with electric fire, laminate flooring, uPVC double glazed window, central heating radiator

Inner Hallway

Laminate flooring

Kitchen

11'3 reducing to 7'2 x 8'3 reducing to 4'7 (3.43m reducing to 2.18m x 2.51m reducing to 1.40m)

Single drainer stainless steel sink unit, range of wall and floor mounted units, built-in stainless steel oven, four ring gas hob with chimney hood over, part tiled, laminate flooring, uPVC double glazed rear door and window

Covered Yard

Plumbed for automatic washing machine and dryer

First Floor:

Landing

Bedroom (1)

14'4 x 13'0 (4.37m x 3.96m)

Two built-in alcove wardrobes, uPVC double glazed window, central heating radiator

En-suite

Modern white suite having panel bath with mixer shower tap attachment, pedestal wash hand basin, low level WC, heated chrome towel rail/radiator

Bedroom (2)

15'8 x 11'3 reducing to 5'3 (4.78m x 3.43m reducing to 1.60m)

Irregular shaped room, uPVC double glazed window, central heating radiator

En-suite

Modern white suite having shower cubicle, pedestal wash hand basin, low level WC, heated chrome towel rail/radiator, uPVC double glazed window

Second Floor:

Bedroom (3)

16'5 reducing to 8'4 x 13'9 reducing to 5'0 (5.00m reducing to 2.54m x 4.19m reducing to 1.52m)

(Part restricted headroom), uPVC double glazed window, double glazed Velux window, central heating radiator

En-suite

Modern white suite having panel bath with mixer shower over, pedestal wash hand basin, low level WC, heated chrome towel rail/radiator, double glazed Velux window

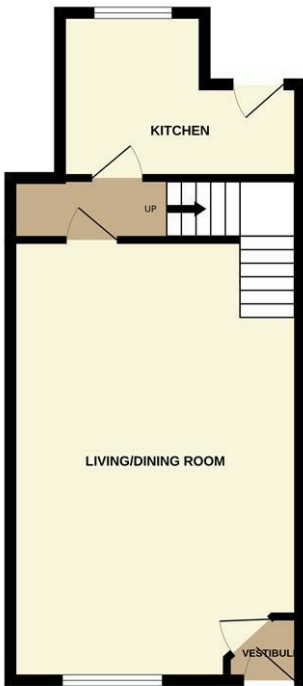


Directions

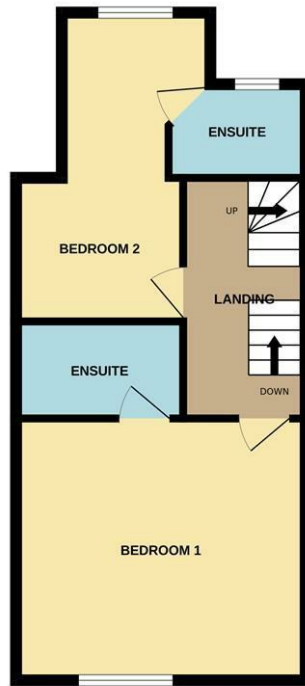


Floor Plan

GROUND FLOOR



1ST 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 guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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.

