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Oak Tree Crescent, Stalybridge, SK15 2HQ

Having been substantially extended, this larger than average dormer style, semi detached property would suit a wide range of prospective purchasers and enjoys stunning panoramic balcony views from the rear. The property offers flexible accommodation with three good sized bedrooms over the two floors plus further box room.

Stalybridge town centre is within easy reach and provides a range of shopping and recreational amenities. The town centre's bus, train and Metrolink stations provide excellent commuter links to Manchester City Centre and the neighbouring towns. Cheethams Park is close by and for the security conscious the property is fully alarmed.

Price £315,000



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



Oak Tree Crescent, Stalybridge, SK15 2HQ

- Dormer Style Semi Detached Property
- Stunning Views to the Rear
- 2 Reception Rooms and 3 Good Sized Bedrooms plus Box Room
- Balcony off the Rear First Floor Bedrooms
- Modern Breakfast Kitchen with Granite Work Surfaces
- Modern White 4 Piece Bathroom Suite
- Driveway plus Garage
- Well Stock Gardens to Both Front and Rear
- Popular and Convenient Residential Location
- Well Maintained Throughout.

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The Accommodation Briefly Comprises:

Entrance Hallway, good sized Living Room with French doors onto the rear garden, separate Dining Room, fully fitted Breakfast Kitchen with built-in appliances, 4 piece suite to the Bathroom, separate WC.

To the first floor there are 2 further good sized Bedrooms (each of which have access onto the rear balcony, there is also a useful Box Room

The property has well stocked tiered gardens to both front and rear. There is also a driveway providing off road parking which leads to a brick built single garage.

The Accommodation in Detail:

Entrance Hallway

Composite style security door, built-in storage cupboard, two central heating radiators

Cloaks/WC

Low level WC, wash hand basin, tiled floor and walls

Lounge

17'2 reducing to 6'1 x 13'5 reducing to 10'8 (5.23m reducing to 1.85m x 4.09m reducing to 3.25m)

Feature wall mounted contemporary fire,

uPVC double glazed French doors onto the rear garden, uPVC double glazed window, central heating radiator

Dining Room

9'2 x 8'9 (2.79m x 2.67m)

Two uPVC double glazed windows, central heating radiator

Bathroom

9'6 x 6'10 (2.90m x 2.08m)

White suite having tiled panel bath with mixer shower tap attachment, separate shower cubicle, low level WC, pedestal wash hand basin, fully tiled, tiled floor, heated chrome towel rail/radiator, uPVC double glazed window

Breakfast Kitchen

13'9 reducing to 6'7 x 9'5 reducing to 6'11 (4.19m reducing to 2.01m x 2.87m reducing to 2.11m)

One and a half bowl inset sink unit with granite work surfaces, a range of wall and floor mounted units, five ring gas hob with chimney hood over, integrated oven, integrated dish washer, integrated fridge/freezer, part tiled, tiled floor, composite style security door, uPVC double glazed window

Bedroom (1)

16'4 x 10'8 (4.98m x 3.25m)

Full range of fitted wardrobes, uPVC double glazed window, central heating radiator

First Floor:

Landing

uPVC double glazed window, built-in storage cupboard

Bedroom (2)

17'9 x 10'10 (part restricted headroom) (5.41m x 3.30m (part restricted headroom))

uPVC double glazed French doors onto the rear balcony, central heating radiator

Bedroom (3)

12'9 x 7'20 (part restricted headroom) (3.89m x 2.13m (part restricted headroom))

uPVC double glazed window and door which leads onto the rear balcony, central heating radiator

Box Room

9'2 x 8'11 (part restricted headroom) (2.79m x 2.72m (part restricted headroom))

uPVC double glazed window, eaves storage, central heating radiator

Externally:

The property has well stocked tiered gardens to both front and rear with decked sections to the rear garden.

There is a driveway providing off road parking and leading to a brick built Garage with power and lighting

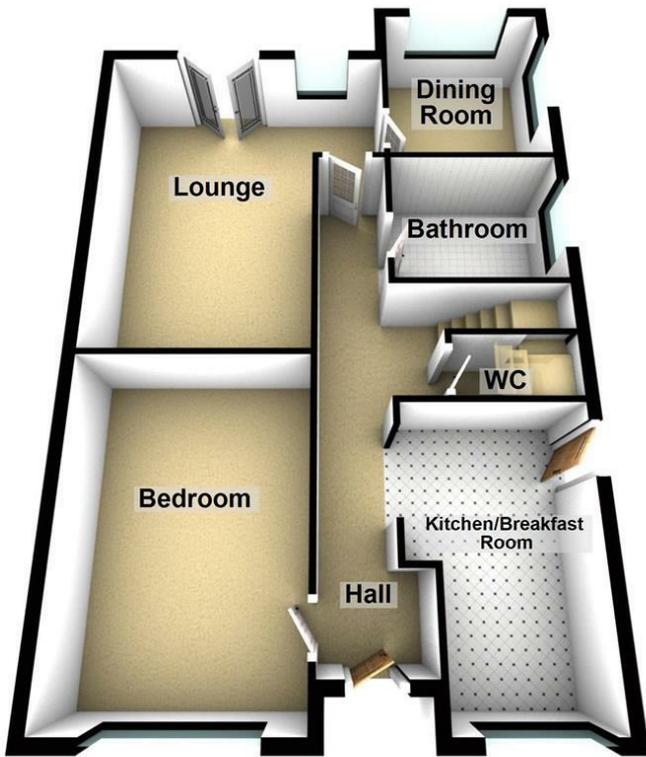


Directions

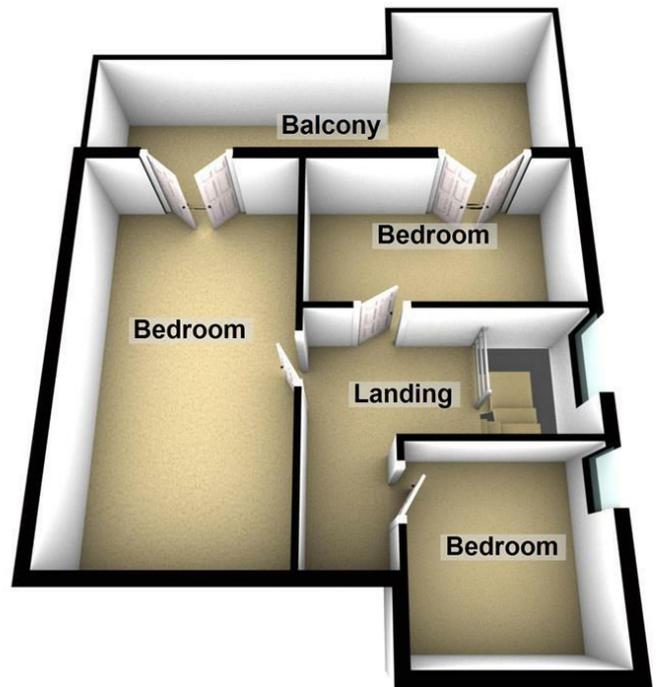


Floor Plan

Ground Floor



First Floor



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