

DAWSONS

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Fern Bank, Stalybridge, SK15 2QY

Dawsons are pleased to offer for sale this extended, stunning four-bedroomed detached executive property. Situated in a good size corner plot in a highly regarded residential location. The four-bedroomed, two-bathroom accommodation has a stunning family room open to the re-fitted kitchen. An internal inspection is highly recommended to fully appreciate the size and quality of accommodation on offer.

Offers Over £525,000



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



Fern Bank, Stalybridge, SK15 2QY

- Extended Four-Bedroomed Executive Detached
- Two Shower Rooms/Bathrooms with Modern White Suites
- Must Be Viewed Internally
- Stunning Family Room/Kitchen
- Converted Garage For Office Use
- Further Family Lounge
- Good Size Corner Plot

The Accommodation briefly comprises:

Entrance hallway, lounge, family room/kitchen area, separate utility, cloaks/WC, garage conversion/office. To the first floor there are four well-proportioned bedrooms, bathroom with four-piece suite and separate shower room, both of which have modern white suites.

Externally there is a good sized corner plot with ample parking.

Situated within a well regarded location, the property is well placed for several local amenities including Cheethams Park, Priory Tennis Club and Gymetc with the house falling within the catchment area of the every popular Stalyhill Schools. Stalybridge town centre is within easy reach where the train and bus stations provide excellent commuter links to Manchester City Centre. Several countryside walks are also within easy reach.

The property has uPVC double-glazing throughout and is warmed through by a gas-fired central heating system.

The Accommodation in detail comprises:

GROUND FLOOR

Entrance Hallway

Composite style security door with side lights, contemporary central heating radiator, laminate flooring, recess spotlights, understairs storage cupboard.

Lounge

14'4 x 14'10 reducing to 13'2 (4.37m x 4.52m reducing to 4.01m)
uPVC double-glazed window, central heating radiator.

Family Room/Kitchen

21'0 reducing to 11'7 x 32'11 reducing to 20'7 (6.40m reducing to 3.53m x 10.03m reducing to 6.27m)
Stainless steel inset sink, a full range of wall and floor mounted units, central island, four double-glazed Velux type windows, bi-folding double-glazed doors with three further uPVC double-glazed windows, recess spotlights, central heating radiator plus contemporary style central heating radiator, understairs storage cupboard.

Utility Room

8'6 x 6'6 (2.59m x 1.98m)
One and a half bowl single drainer stainless steel sink unit, a range of wall and floor mounted units, plumbing for automatic washing machine, laminate flooring.

Cloak/WC

Low-level WC, pedestal wash hand basin, central heating radiator, laminate flooring, uPVC double-glazed window, recess spotlights.

Garage Conversion/Office

15'6 x 11'5 (4.72m x 3.48m)
Two uPVC double-glazed windows plus PVC double-glazed personnel door, laminate flooring.

FIRST FLOOR

Landing

Two loft hatches, recess spotlights, built-in storage cupboard, central heating radiator.

Bedroom 1

13'1 x 11'8 (3.99m x 3.56m)
Fitted wardrobes, uPVC double-glazed window, central heating radiator.

Bedroom 2

11'6 x 11'4 (3.51m x 3.45m)
uPVC double-glazed window, central heating radiator.

Bedroom 3

11'7 x 9'5 (3.53m x 2.87m)
uPVC double-glazed window, central heating radiator.

Bedroom 4

8'9 x 7'11 including bulkhead (2.67m x 2.41m including bulkhead)
With storage cupboard over bulkhead, uPVC double-glazed window, laminate flooring, central heating radiator.

Bathroom/WC

Modern white suite having jacuzzi style panel bath with shower tap attachment, low-level WC, wash hand basin with vanity storage unit below, shower cubicle, part tiled, tiled

floor, two uPVC double-glazed windows, contemporary central heating radiator, recess spotlights.

Shower Room/WC

Modern white suit having shower cubicle, pedestal wash hand basin, low-level WC, heated chrome towel rail/radiator, two uPVC double-glazed windows, recess spotlights, fully tiled.

EXTERNALLY

There is a driveway providing off-road vehicular parking. There is a good sized corner plot with mature border plants and shrubs.

TENURE

The Tenure of the property is Leasehold on a 999-year lease from March 1960 with a Ground Rent of £10.00 per annum.

COUNCIL TAX

Council Tax Band "E".

VIEWINGS

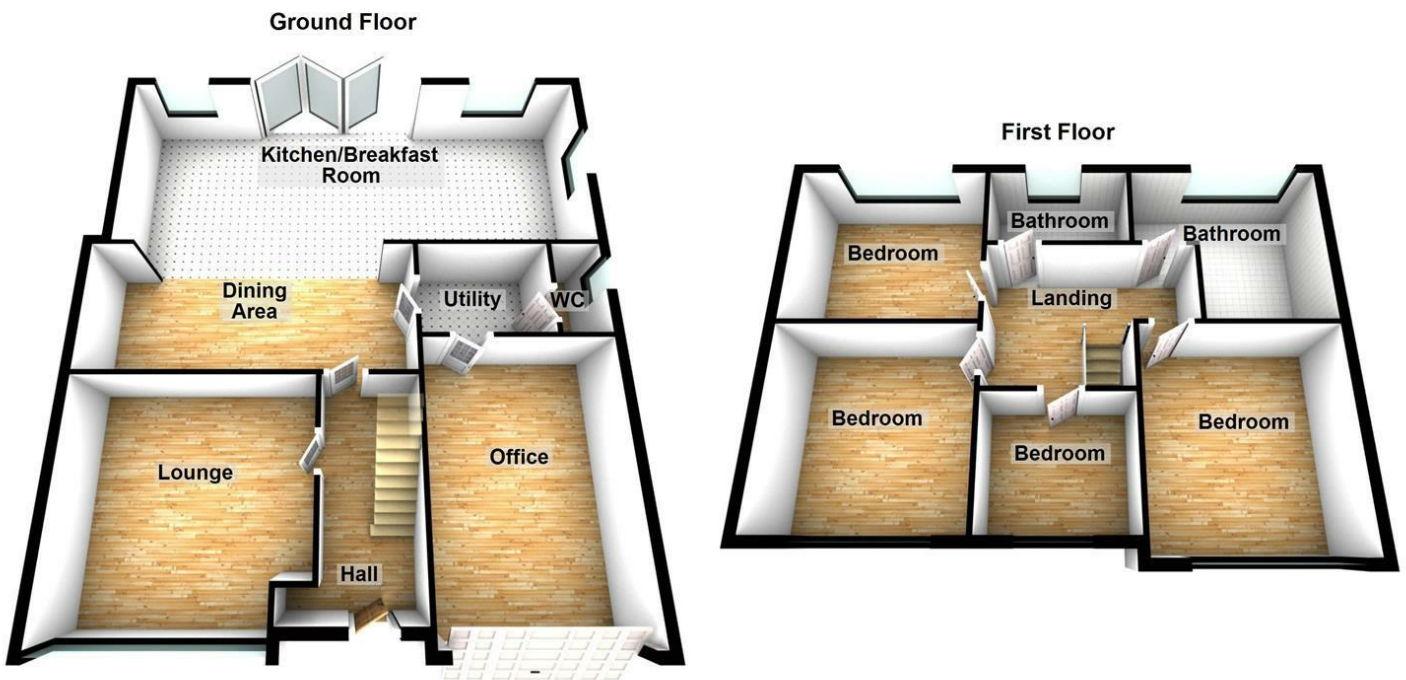
Strictly by appointment with the Agents.



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	
Very energy efficient - lower running costs	Current	Target	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
England & Wales	EU Directive 2002/91/EC	62 → 70	England & Wales
			EU Directive 2002/91/EC