

DAWSONS

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Spring Bank Cottage, Kay Street, Stalybridge, SK15 2EY

Dawsons are proud to welcome to the market this substantially built, period detached property which offers generous amounts of living accommodation throughout.

This quaint period property comprises of an Entrance Hall, Inner Hall, Two Reception Rooms, Kitchen, Dining Room, Conservatory, Cellar, Five Bedrooms, Shower Room, Two En Suites, Family Bathroom, Detached Garage, Off Road Parking and Stunning Landscaped Gardens with Views.

Dating back to the late 1800s this traditional property has been upgraded and beautifully maintained by the current owners whilst still holding some of its charming character features. The property would suit a growing family looking to expand and is equally close to all the desired local amenities prospective buyers are looking for. Stalybridge Town Centre is less than one mile distant from the property via the B6175 as well as being in walkable distance from Gorse Hall School, St Peter's School, Cheetham Park and Priory Tennis Club. Within Stalybridge Town Centre there are a range of amenities including local Bus and Train Station, Supermarkets, Retail Outlets, Public Houses and Shops.

Viewing is *****HIGHLY RECOMMENDED***** to fully appreciate the true size and specification this beautiful period property has to offer to the market.

Offers In The Region Of £525,000



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



Spring Bank Cottage, Kay Street, Stalybridge, SK15 2EY

- Large Period Detached Property
- Off Road Parking
- Upvc Double Glazing
- Original Character Features
- Detached Garage and Large Gardens
- Close To Local Amenities
- Double Bedrooms with Two En Suites
- Conservatory

GROUND FLOOR

Entrance Hall

3'3" x 9'10" (1.0 x 3.0)

A vibrant and inviting entrance hall which comprises of laminate type flooring, fitted radiator and leads to the inner hall and kitchen.

Inner Hall

6'6" x 14'1" (2.0 x 4.3)

A quaint inner hall which comprises of laminate type flooring, fitted radiator and uPVC double glazing.

Lounge

13'5" x 13'5" (4.1 x 4.1)

A lovely and sizeable lounge which comprises of laminate type flooring, fitted radiators, uPVC double glazing and traditional fireplace with decorative features.

Sitting Room

13'5" x 13'5" (4.1 x 4.1)

A charming sitting room which comprises of laminate type flooring, fitted radiators, uPVC double glazing and traditional open fireplace.

Kitchen

7'2" x 14'1" (2.2 x 4.3)

A large family kitchen which comprises of modern wood effect wall and base units, stylish worktops and tiled splashback, laminate type flooring, gas hob, oven, dishwasher, half round stainless steel sink, extractor and uPVC double glazing.

Dining Room

11'5" x 10'9" (3.5 x 3.3)

A sizeable dining room suitable for family dining comprises of laminate flooring and uPVC double glazing and PVC doors leading into the conservatory.

Conservatory

11'1" x 13'9" (recess 5'10" x 8'6") (3.4 x 4.2 (recess 1.8 x 2.6))

A beautifully added addition to this period property, comprises of laminate type flooring, Velux windows, uPVC double glazing.

Shower Room

4'3" x 5'5" (1.3 x 1.67)

A modern shower suite which comprises of tiled walls, shower, chrome fitted radiator and low level WC and hand wash pedestal basin.

BASEMENT

A sizeable basement which is currently used as a utility room with sink, waste disposal, worktop, washing machines and freezer. It is also not fully below ground with potential to add a window or access to the landscaped garden.

FIRST FLOOR

Landing

10'5" x 18'0" (3.2 x 5.5)

A bright and vibrant landing which comprises of fitted radiator, uPVC double glazing and leads to the following rooms.

Bedroom 1

12'5" x 13'5" (3.8 x 4.1)

A large double bedroom which comprises of fitted carpets, fitted radiator, uPVC double glazing and integrated wardrobes.

En Suite

5'10" x 6'2" (1.8 x 1.9)

A modern en suite to the main bedroom which comprises of decorative tiled wall finish with splashback, designer radiator, low level WC and vanity unit, fitted rain shower, ceiling spotlights and uPVC double glazing.

Bedroom 2

10'5" x 11'5" (3.2 x 3.5)

A large double bedroom which comprises of fitted radiator, ceiling spotlights and uPVC double glazing.

En Suite

2'3" x 6'10" (0.7 x 2.1)

A modern suite which comprises of tiled wall finish, shower, ceiling spotlights, low level WC and hand wash basin.

Bedroom 3

11'5" x 13'9" (3.5 x 4.2)

A large double bedroom which comprises of fitted radiator, uPVC double glazing and integrated wardrobes.

Bathroom

4'7" x 10'5" (recess 2'3" x 3'11") (1.4 x 3.2 (recess 0.7 x 1.2))

A stunning modern family suite which comprises of wood flooring, part tiled walls, bath tub, chrome fitted radiator, low level wc and vanity unit along with uPVC double glazing.

SECOND FLOOR

Bedroom 4

5'10" x 9'10" (1.8 x 3)

Comprises of fitted carpets, uPVC window and access to the eaves.

Bedroom 5

4'7" x 16'4" (1.4 x 5)

Used for the storage of general household items and accessories.

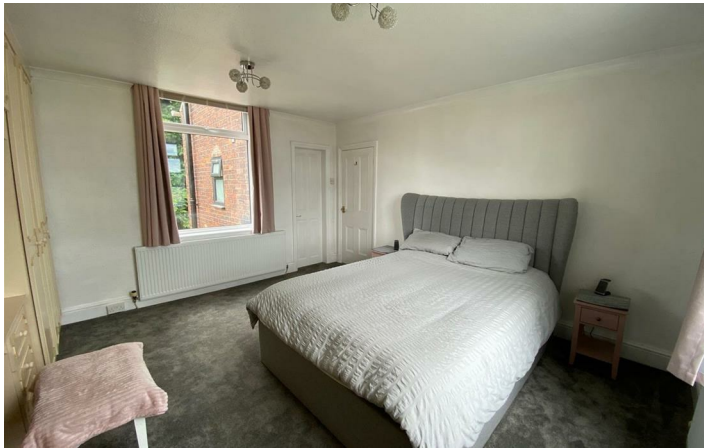
OUTSIDE

To the rear there is a sizable detached garage along with off road vehicular parking.

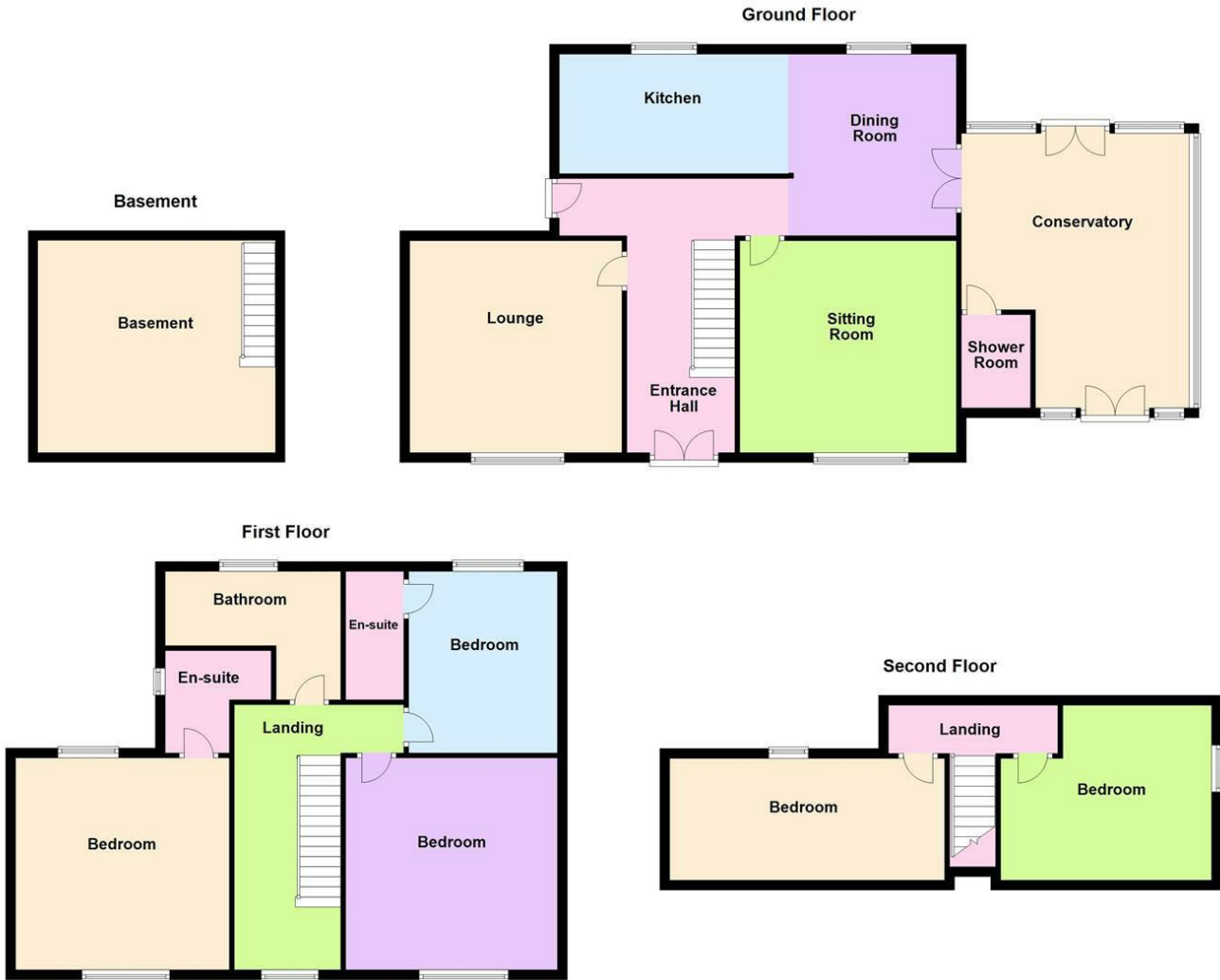
To the front there is an enclosed tiered family garden, with artificial grass section, seating area, large lawned lower section and shrubs.



Directions



Floor Plan



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