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Mottram Road, Stalybridge, SK15 2QX

With accommodation over four floors this substantial five bedroom, bay fronted, middle terraced offers substantial accommodation and is situated in a well regarded and convenient residential location. The property is in need of general updating enabling prospective purchasers to impart their own taste and specification upon the property.

The property is situated in a highly regarded residential location with open aspect to the front. Stalybridge town centre is readily accessible and provides excellent commuter links via its bus and train stations. Local junior and high schools are also within easy reach and other amenities in the vicinity include Priory Tennis Club and Cheetham Park.

Price £310,000



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



Mottram Road, Stalybridge, SK15 2QX

- 4 Storey, 5 Bedroom Middle Terrace
- Off Road Parking and Garden Area to Rear
- Popular Residential Location with Open Aspect to the Front
- Excellent Commuter Links
- Basement Accommodation with further potential
- In Need of General Up-dating
- Character Property with Huge Potential
- 2 Reception Rooms plus Kitchen open to the Morning Room
- Part Double Glazed/Part uPVC Double Glazing
- Internal Inspection Essential

Contd...

The Accommodation briefly comprises:

Entrance Vestibule, Entrance Hallway with mosaic tile floor, 2 Reception Rooms with feature fireplaces, Morning Room open to the Kitchen with granite work surfaces, full Basement suite of rooms which have the potential to be converted to provide a Grannie Annex or Teenager Suite

To the first floor there are 4 Bedrooms, Bathroom with separate WC

To the second floor there is a further double Bedroom

Externally there is a forecourt garden, whilst to the rear there is a yard area. Beyond a shared access road there is a further garden and car parking section.

The Accommodation in Detail:

Entrance Vestibule

Entrance Hallway

feature mosaic tile flooring, central heating radiator, access to the Basement accommodation

Lounge

12'9 increasing to 15'1 into bay x 12'9 (3.89m increasing to 4.60m into bay x 3.89m)
open fireplace with feature fireplace having tiled inset and hearth, double glazed bay window, central heating radiator

Dining Room

13'0 x 11'4 (3.96m x 3.45m)
feature fireplace with living flame coal effect gas fire, double glazed window, central heating radiator

Morning Room

17'1 x 10'3 (5.21m x 3.12m)
Laminate flooring, 2 uPVC double glazed windows, central heating radiator, open to the Kitchen

Kitchen

9'10 x 5'6 (3.00m x 1.68m)
with stainless steel inset sink unit with granite work surfaces, range of wall and floor mounted units, built-in oven, microwave and grill, four ring gas hob, plumbed for dishwasher, part tiled, uPVC double glazed window, laminate flooring

Lower Ground Floor:

Basement Room (1)

11'7 x 11'6 (3.53m x 3.51m)
double glazed window, central heating radiator

Basement Room (2)

12'6 x 10'2 (3.81m x 3.10m)
Central heating radiator, rear access door

Basement Room (3)/Utility

13'2 x 10'5 (4.01m x 3.18m)
Single drainer stainless steel sink unit, range of floor mounted units, plumbed for automatic washing machine, uPVC double glazed window, external door

Small Storage Room

7'7 x 4'1 (2.31m x 1.24m)

First Floor:

Landing

Built-in storage cupboards, central heating radiator

Bedroom (1)

13'0 x 11'4 (3.96m x 3.45m)
uPVC double glazed window, central heating radiator

Bedroom (2)

12'11 x 9'1 (3.94m x 2.77m)
uPVC double glazed window, central heating radiator

Bedroom (3)

9'11 x 7'11 (3.02m x 2.41m)
uPVC double glazed window, central heating radiator

Bedroom (4)

12'10 x 5'11 (3.91m x 1.80m)
uPVC double glazed window,

Bathroom

9'4 x 5'10 (2.84m x 1.78m)
Panel bath, pedestal wash hand basin, separate shower cubicle, double glazed window, part tiled, central heating radiator

Separate WC

low level WC, pedestal wash hand basin, uPVC double glazed window, part tiled

Second Floor:

Landing

feature stained glass window

Bedroom (5)

14'0 reducing to 8'3 x 16'3 reducing to 10'4 (4.27m reducing to 2.51m x 4.95m reducing to 3.15m)
(part restricted headroom), double glazed Velux window, eaves storage

Externally:

Forecourt Garden.

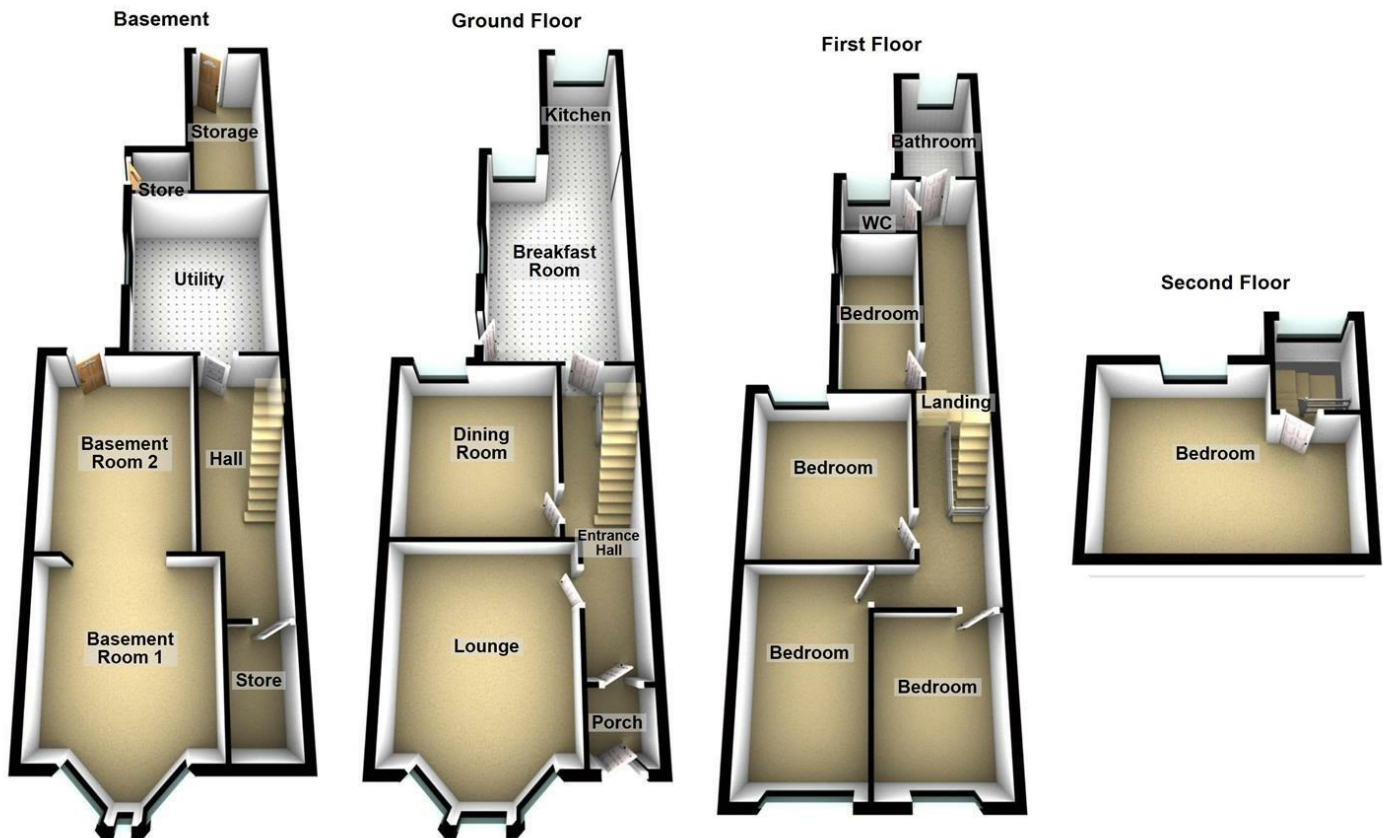
Accessed from lower ground floor and ground floor there is access to a Yard Area, beyond which there is a shared access road, beyond the access road there is car parking and lawned garden with mature border plants and shrubs.



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	Very environmentally friendly - lower CO ₂ emissions	Current
(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	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 73 (Current), 33 (Potential)

Environmental Impact (CO₂) Rating: A (Current), F (Potential)