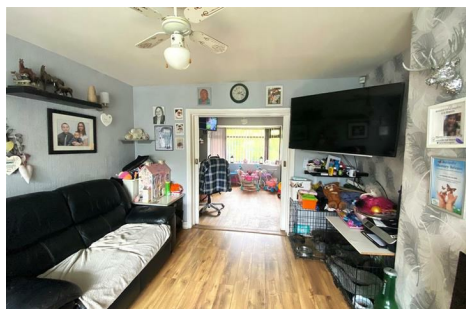
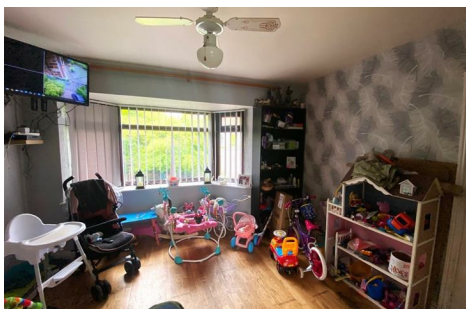


# DAWSONS

Property Professionals since 1925

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

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Besom Lane, Millbrook, Stalybridge, SK15 3EZ

Dawsons are pleased to welcome to the market this THREE bedroom traditionally built, semi-detached property which is in need of some modernisation. The property is currently tenanted and would be suitable for buy to let investor or alternatively can be purchased chain free for a growing family looking to put their own stamp on it. Benefiting from driveway to the front and garden to rear overlooking Stalybridge Country Park. \*\* Viewing recommended \*\*

The property is situated in the Millbrook area of Stalybridge and is close to a range of amenities. Stalybridge town centre is approximately one mile distant via the B6175 and within Stalybridge town centre there are a range of amenities including transport links, local state and junior schools and local supermarkets.

Viewing is highly recommended to fully appreciate the true size of this semi-detached property.

**Price £165,000**



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



# Besom Lane, Millbrook, Stalybridge, SK15 3EZ

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Driveway To Front
- Garden to Rear

## GROUND FLOOR

### Hallway

Large entrance hallway that leads to the following.

### Sitting Room

11'5" x 9'10" (3.5 x 3.0)

Comprises of laminate flooring, fitted radiators and uPVC double-glazing.

### Dining Room

10'2" x 11'9" (3.1 x 3.6)

Suitable for family dining which comprises of laminate flooring, fitted radiators and uPVC double-glazing.

### Kitchen

7'10" x 15'1" (2.4 x 4.6)

Family kitchen which comprises of tiled flooring, modern integrated base units with laminate worktops, induction hob, oven, uPVC double-glazing and a PVC door which leads to the rear garden.

### Shower Room

6'6" x 2'11" (2.0 x 0.9)

Comprises of electric shower and uPVC double-glazing.

## FIRST FLOOR

### Landing

1'11" x 8'10" (0.6 x 2.7)

### Bedroom 1

9'10" x 11'9" (3.0 x 3.6)

Double bedroom which comprises of fitted carpets, fitted radiators and uPVC double-glazing.

### Bedroom 2

10'2" x 9'2" (3.1 x 2.8)

Double bedroom which comprises of fitted carpets, fitted radiators and uPVC double-glazing.

### Bedroom 3

6'6" x 8'10" (2.0 x 2.7)

Comprises of fitted carpets, integrated storage, fitted radiators and uPVC double-glazing.

### Bathroom

7'10" x 7'10" (2.4 x 2.4)

Bathroom suite which comprises of laminate flooring, tiled walls, panelled bath with shower over, low-level wash hand basin, fitted radiators and uPVC double-glazing.

### Separate WC

4'11" x 4'11" (1.5 x 1.5)

Low level WC.

### EXTERNALLY

To the front elevation there is a garden and driveway.

To the rear elevation there is a South facing garden which overlooks Stalybridge Country Park. (N.B. The first 35 feet of the garden belongs to the property, the further 35 feet is rented from TMBC on a rolling contract for £150 per annum)

### TENURE

Tenure is Freehold - Solicitors to confirm.

### COUNCIL TAX

Council Tax Band "A".

### VIEWINGS

Strictly by appointment with the Agents.

### N.B.

(The first 35 feet of the garden belongs to the property, the further 35 feet is rented from TMBC on a rolling contract for £150 per annum)



## Directions

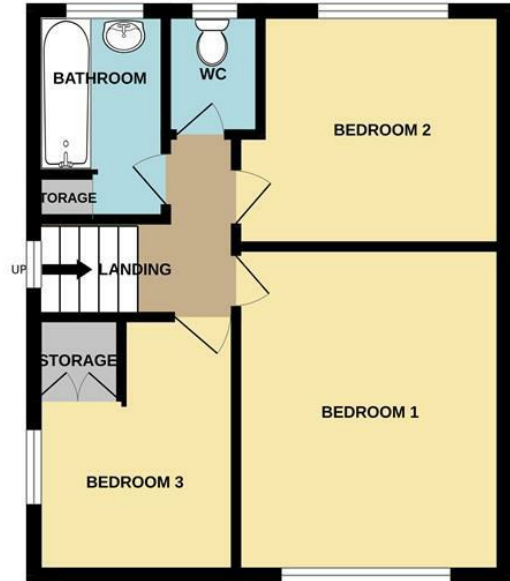


# Floor Plan

GROUND FLOOR



1ST 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.  
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