

# DAWSONS

Property Professionals since 1925

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## Springs Lane, Stalybridge, SK15 1JD

Dawsons are pleased to welcome onto the market, this well-positioned, traditionally built, right-hand semi-detached house which briefly comprises of an entrance hall, lounge, dining area, kitchen, three bedrooms, shower room/WC, off-road vehicular parking to the front and low-maintenance landscaped garden to the rear. Whilst the property is in need of modernisation, the home has been well kept and maintained by the current owner. The home would ideally suit a growing family and is offered to the market with **\*\*\*NO FORWARD VENDOR CHAIN\*\*\***

The property is around one mile distant from Stalybridge town centre and is close to a range of local amenities. Stalybridge town centre provides a range of desired local amenities such as train station, excellent commuter links to Manchester City Centre, local supermarkets, shops, retail outlets, public houses and state junior and secondary schools.

Viewing is **\*\*\*HIGHLY\*\*\*** recommended to fully appreciate the true qualities and size this traditional property has to offer.

**Offers In The Region Of £220,000**



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



# Springs Lane, Stalybridge, SK15 1JD

- Traditional Semi Detached Property
- Low Maintenance Garden to Rear
- uPVC Double Glazing
- Three Bedrooms
- In Need of Modernisation
- Close to Local Amenities
- Driveway and Garden to Front
- No Vendor Chain

## GROUND FLOOR

### Entrance Hall

2'11" x 3'7" (0.9 x 1.1)

### Lounge

10'2" x 16'4" (3.1 x 5.0)

Fitted carpets, uPVC double-glazing and electric fire.

### Dining Room

6'2" x 12'9" (1.9 x 3.9)

Fitted carpets, uPVC double-glazing, electric storage heater and integrated storage under the stairs. Also the electrics are also housed in this room.

### Kitchen

6'10" x 9'2" (2.1 x 2.8)

Laminate flooring, worktops, modern integrated wall and base units, tiled splashback, half round stainless-steel sink, extractor, oven and hob, uPVC double-glazing.

## FIRST FLOOR

### Landing

Airing cupboard which houses the hot water cylinder and can be used for general storage for household items.

### Bedroom 1

11'5" x 9'6" reducing to 1'11" x 2'3" (3.5 x 2.9 reducing to 0.6 x 0.7)

Fitted carpet, electric storage heater, uPVC double-glazed window and integrated storage.

### Bedroom 2

7'2" x 8'6" reducing to 2'3" x 1'7" (2.2 x 2.6 reducing to 0.7 x 0.5)

Fitted carpet, electric storage heater, uPVC double-glazed window.

### Bedroom 3

Fitted carpet, electric storage heater, uPVC double-glazed window along with integrated wardrobe/storage space.

### Shower Room/WC

3'11" x 7'2" reducing to 2'7" x 1'11" (1.2 x 2.2 reducing to 0.8 x 0.6)

Comprises of shower cubicle with

electric shower, extractor fan, tiled wall finish, fitted carpets, electric storage heater, low-level WC, pedestal hand wash basin and uPVC double-glazing.

## EXTERNAL

To the front there is a large block-paved driveway along with a low maintenance lawned section whilst to the right-hand side with shrubs.

To the rear there is a beautiful enclosed landscaped garden with laid flags, lawn section and shrubs.

## TENURE

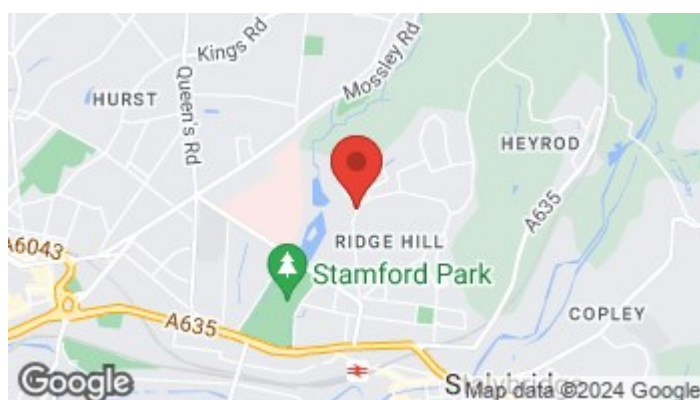
Freehold - Solicitors to confirm.

## COUNCIL TAX

Council Tax Band "A".

## VIEWINGS

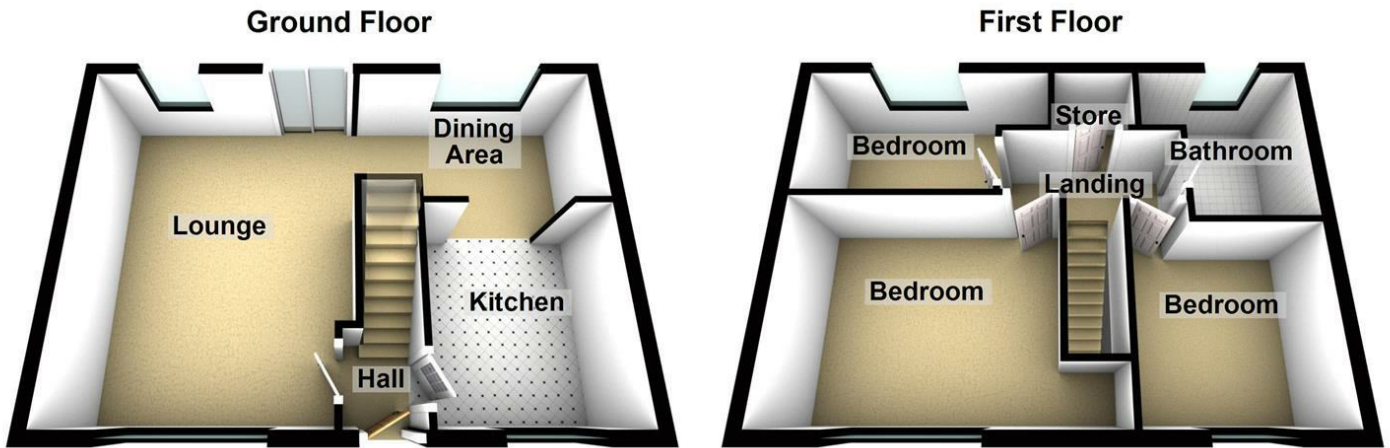
Strictly by appointment with the Agents.



## 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.

