

# DAWSONS

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## School Crescent, Stalybridge, SK15 1EA

Dawsons are pleased to offer for sale this immaculately presented THREE bedroom end property. The property has been updated by the current owners and offers good sized living accommodation with a landscaped garden to the rear. Situated in a slightly elevated position, set back from the roadside, close to local schools, amenities and transport links. \*\* Viewing recommended \*\*.

**Asking Price £210,000**



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



# School Crescent, Stalybridge, SK15 1EA

- Well Presented 3 Bed End Property
- Large Rear Garden Plot
- Within Easy Reach of Local Amenities
- uPVC Double glazing and Gas Central Heating
- Elevated Position
- Suit Growing Family

## Contd...

The Accommodation briefly comprises:

Entrance Hall, Lounge, Dining Kitchen with integrated appliances

To the first floor there are 3 Bedrooms, Bathroom/WC

To the front there is a paved garden. To the rear there is a substantial garden plot having two paved patio areas, paved pathway, good size lawn with shrub borders and vegetable plots.

Local junior and high schools are all within easy reach with shopping amenities also within the vicinity. Stalybridge town centre is within easy reach offering a wider range of shopping and recreational amenities, whilst the town centre's bus and train stations provide excellent commuter links to Manchester City Centre and its satellite towns. Other facilities in the area include Stamford Park and Tameside General Hospital.

## The Accommodation in Detail Comprises:

### Entrance Porch

Brick built porch with door to front, door to hallway

### Hallway

Stairs to first floor

### Lounge

16'11" x 12'0" (5.16 x 3.66)

uPVC window to front, radiator, double glazed French windows leading to the sun room.

### Dining Kitchen

17'1" x 7'7" (5.21 x 2.31)

uPVC double glazed window to rear, fitted with a range of wall and base units with work surface over, tiled splashbacks, built in oven and four ring gas hob with extractor over, plumbed for washing machine, integrated fridge, understairs storage area, radiator, inset ceiling downlights, leading to sun room.

### Sun Room

uPVC double glazed French doors, uPVC double glazed window, two double glazed Velux windows, central heating radiator, built in storage cupboard, door to downstairs WC, door to rear garden.

### Downstairs WC

Low level WC and wash hand basin.

### First Floor:

#### Landing

Built-in central heating boiler/storage cupboard, loft access

### Bedroom (1)

12'0" x 10'0" (3.66 x 3.05)

(plus bulk head storage alcove) uPVC double glazed window, central heating radiator

### Bedroom (2)

9'0" x 7'8" (2.74 x 2.34)

UPVC double glazed window, central heating radiator

### Bedroom (3)

9'0" x 6'8" (2.74 x 2.03)

Built-in storage area, uPVC double glazed window, central heating radiator

### Bathroom/WC

uPVC double glazed window, three piece suite comprising of panel bath with shower over, vanity wash hand basin, low level WC, inset ceiling downlights, tiled walls, chrome heated towel radiator.

### Externally:

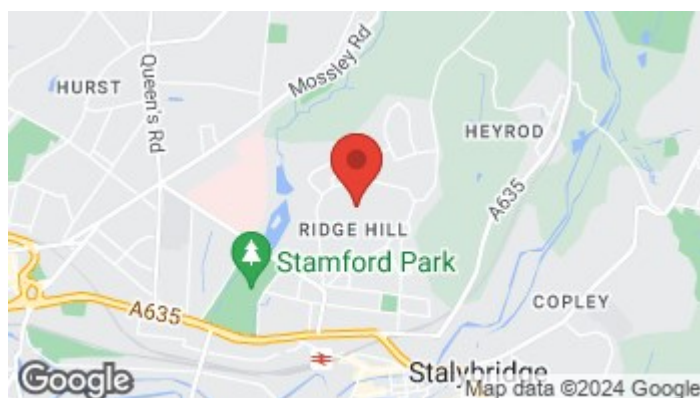
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### Tenure:

Freehold (Solicitors to confirm)

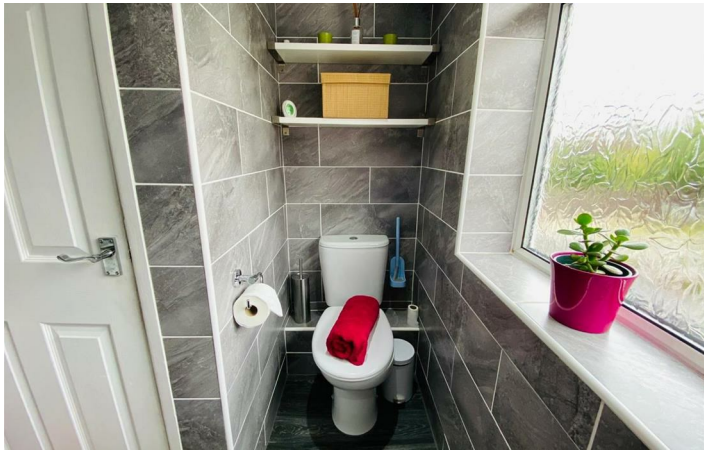
### Viewing:

Strictly by appointment with the Agents.



## Directions

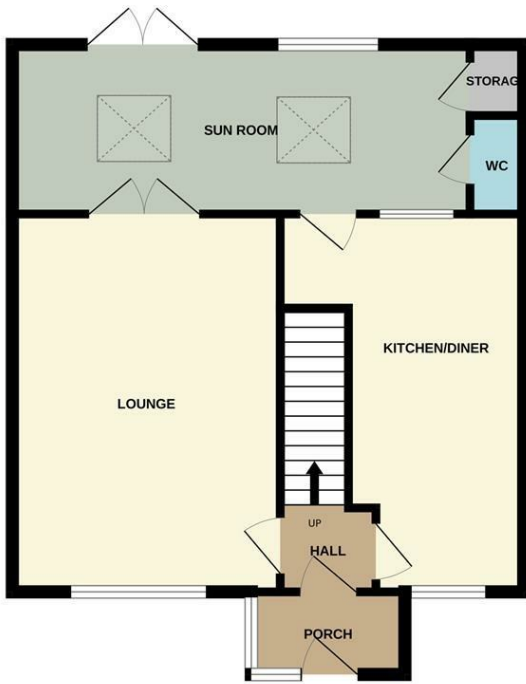




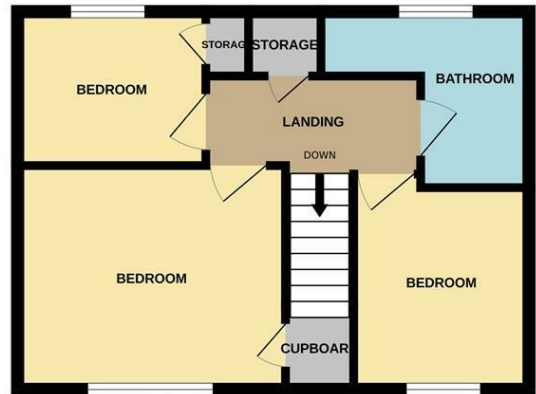


# Floor Plan

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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