

# DAWSONS

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## Melbourne Street, Stalybridge, SK15 2JJ

Dawsons are delighted to welcome onto the market this rare opportunity to purchase this shop front property situated in the heart of Stalybridge Town Centre which also offers first floor residential accommodation and is offered to the open market with **\*\*\*NO FORWARD VENDOR CHAIN\*\*\***. The property briefly comprises a Shop Front, Office/Workshop, fitted Kitchen/ Store Room. To the first floor there is a Sitting Room, One Bedroom, En-suite, WC, Kitchen/Diner, Mezzanine with fitted Bar and off road vehicular parking to rear.

The property is situated in the heart of Stalybridge is close to a range of local amenities including retail outlets, supermarkets and a variety of shops.

Viewing is a **\*\*\*MUST\*\*\*** to fully appreciate the size of accommodation this traditional "investment property" has to offer.

**£190,000**



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



# Melbourne Street, Stalybridge, SK15 2JJ

- Ground Floor Shop Fronted Property with one Bed Residential Accommodation Over
- Situated in the heart of Stalybridge Town Centre
- Convenient for a Range of amenities
- Good Commuter Links to Manchester City Centre
- Viewing Essential to Appreciate the Spacious Accommodation on Offer
- Great Investment Opportunity
- No Forward Vendor Chain

## The Accommodation in Detail:

### Office/Shop Front

15'8" x 10'9" (4.8 x 3.3)

A large shop front which comprises of fitted industrial carpets and ceiling lights.

### Rear Office/Workshop

11'1" x 8'6" reducing to 2'11" x 3'3" (3.4 x 2.6 reducing to 0.9 x 1.0)

A large multi use room which comprises of fitted industrial carpet, fitted ceiling lights and single glazing.

### Kitchen/Store Room

15'8" x 7'10" (4.8 x 2.4)

Comprises of industrial fitted carpet, low level lighting, single glazing, laminate work surfaces, integrated base and wall units, stainless steel sink. (Electrics housed in this room).

### First Floor:

### Landing with Storage

### Sitting Room

11'1" x 10'2" reducing slightly to 3'7" x 1'11" (3.4 x 3.1 reducing slightly to 1.1 x 0.6)

A nice size sitting room which comprises of fitted carpet, single glazing, integrated storage and electric fire.

### Double Bedroom (1)

11'1" x 9'6" (3.4 x 2.9)

Comprises of fitted carpet and low level lighting.

### En-suite

3'3" x 4'7" (1 x 1.4)

A modern suite comprising of tiled flooring, tile wall finishes, low level vanity unit, separate shower and ceiling spotlights.

### Kitchen

7'10" x 8'10" (2.4 x 2.7)

A stylish fitted kitchen which comprises of modern integrated wall and base units, worktops, stainless steel sink with splashback, low level lighting, fitted wood island and fitted carpet.

### WC

5'2" x 5'2" (1.6 x 1.6)

Comprises of tiled flooring, low level WC, integrated vanity unit with tile splashback, built-in drawers and chrome fitted radiator.

### Mezzanine/Bar Area

9'2" x 5'2" metres (2.8 x 1.6 metres)

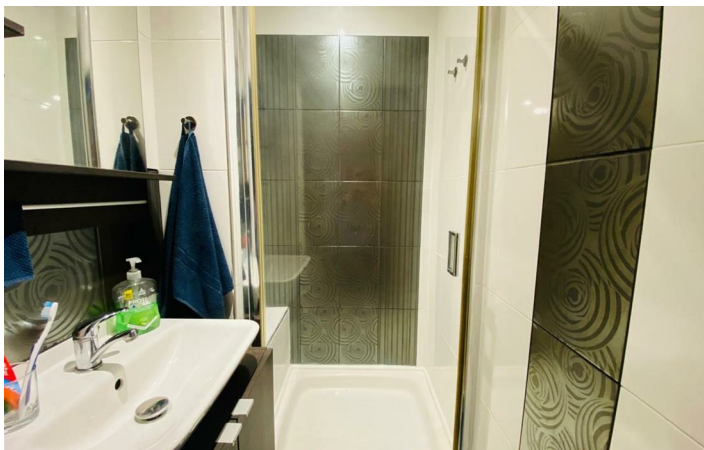
A quirky bar area, great for entertaining comprises of timber flooring and low level lighting.

### Outise

There is off site vehicular parking to the rear.

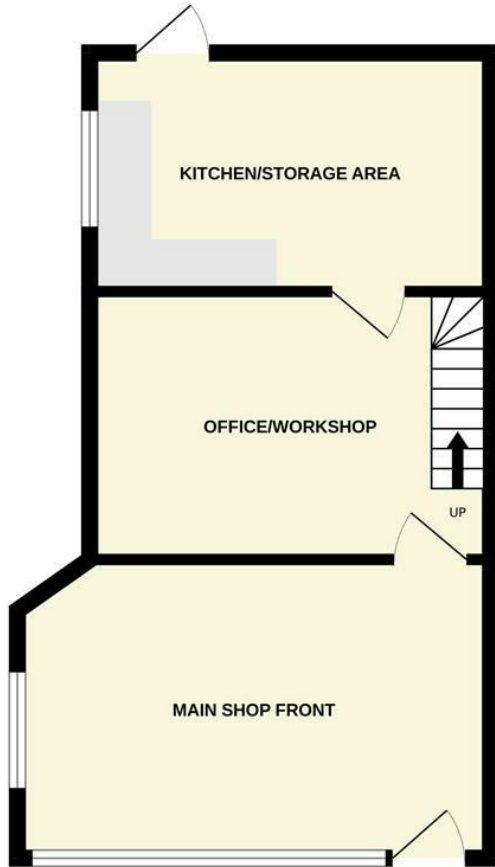


## Directions

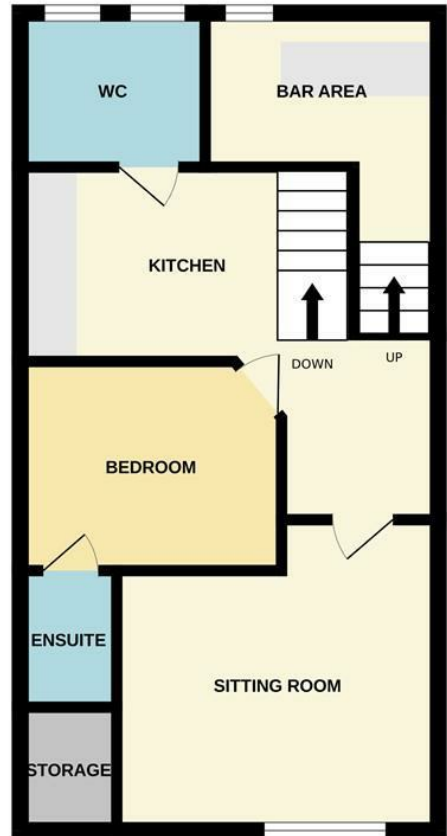


# Floor Plan

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	