

DAWSONS

Property Professionals since 1925

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Blundering Lane, Stalybridge, SK15 2ST

Dawsons are delighted to welcome onto the market, this beautifully presented detached family home which briefly comprises of: Entrance Hall, Integrated Storage, WC, Living Room, Dining Room, Fitted Kitchen, Four good size bedrooms one of which could be used as a possible study, En-Suite, Family Bathroom, Off-road vehicular parking to the front and South East facing enclosed landscaped Garden to the rear. The property has been well maintained by the current owners and is beautifully presented throughout, to put simply this property truly does deliver the ***WOW*** factor.

The property is located in a sought-after location off Matley Lane, with countryside walks and views on the doorstep of this executive property. Stalybridge town centre is less than two miles distant. Within the town centre there are a range of amenities including excellent commuter and transport links to Manchester City Centre as well as easy access to the M60 Manchester Outer Ring Road and M67, Local Supermarkets, Retail Outlets, Public Houses, Shops as well as State Junior and Secondary Schools.

Viewing is ***HIGHLY*** recommended to fully appreciate the true size and quality this traditional family home has to offer.

Offers In The Region Of £435,000



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



Blundering Lane, Stalybridge, SK15 2ST

- Four Bedroomed Detached House.
- Integral Garage.
- Landscaped South East Facing Rear Garden.
- Sought-After Location.
- Modern Kitchen, Family Bathroom, En-Suite and Downstairs WC.
- Close To All Amenities.
- uPVC Double-Glazing and Central Heating.
- Off-Road Vehicular Parking.
- Viewing ***HIGHLY*** Recommended.

GROUND FLOOR

Entrance Hall

A large vibrant inviting entrance hall with central heating radiator and integrated storage for household items and accessories.

WC

5'6" x 2'3" (1.7 x 0.7)

Comprises of fitted carpet, uPVC double-glazing, low-level sink and central heating radiator.

Living Room

11'5" x 19'4" (3.5 x 5.9)

A lovely warm family living room which comprises of fitted carpet, uPVC double-glazing, two central heating radiators and gas fire.

Dining Room

10'9" x 16'4" (3.3 x 5.0)

Suitable for family dining comprises of vinyl flooring, central heating radiator, uPVC sliding doors leading out to the patio area.

Kitchen

8'10" x 19'8" (2.7 x 6.m)

Stunning modern fitted kitchen which comprises of vinyl type flooring, integrated gloss base and wall units, laminate worktops, tiled splash-back, induction hob, extractor fan, oven, integrated appliances, half round stainless steel sink, under-lighting to the units, uPVC double-glazing, two central heating radiators and PVC doors leading out to the patio area.

Integral Garage

Can be used for multiple uses. The current owners use it for the storage of general household items

and accessories.

The garage also houses the Worcester combination condensing boiler and there is power and lighting.

FIRST FLOOR

Landing

A bright and larger than average landing with fitted carpet, integrated storage cupboards for general household items and accessories, Velux window and access to the loft space which is part boarded and insulated.

The landing houses the hot water cylinder.

Bedroom 1 (Master)

11'1" x 12'1" (3.4 x 3.7)

A king size bedroom with fitted carpet, uPVC double-glazing, central heating radiator and integrated wardrobe space.

En-Suite

5'6" x 9'2" (1.7 x 2.8)

A quaint modern en-suite comprising of fitted carpet, low-level close couple WC, pedestal hand wash basin, separate shower with electric shower over, towel racks, uPVC double-glazing and central heating radiator.

Bedroom 2 (Double)

8'10" x 13'1" (2.7 x 4.0)

Comprises of fitted carpet, uPVC double-glazing and central heating radiator.

Bedroom 3 (Double)

8'10" x 11'5" (2.7 x 3.5)

Comprises of fitted carpet, uPVC double-glazing and central heating radiator.

Bathroom/WC

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

A large modern white suite comprising of fitted carpet, towel rack, modern vanity unit, jacuzzi panelled bath, low-level close couple WC, pedestal wash hand basin, uPVC double-glazing and central heating radiator.

Bedroom 4/Study

11'1" x 6'6" (3.4 x 2.0)

A perfect multi purpose room comprising of fitted carpet, uPVC double-glazing and central heating radiator.

EXTERNAL

To the front there is off-road vehicular parking for around three cars along with border shrubs and plants.

To the rear there is a beautifully kept, enclosed, South East facing landscaped garden with patio seating area, lawn, border shrubs, plants and views.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

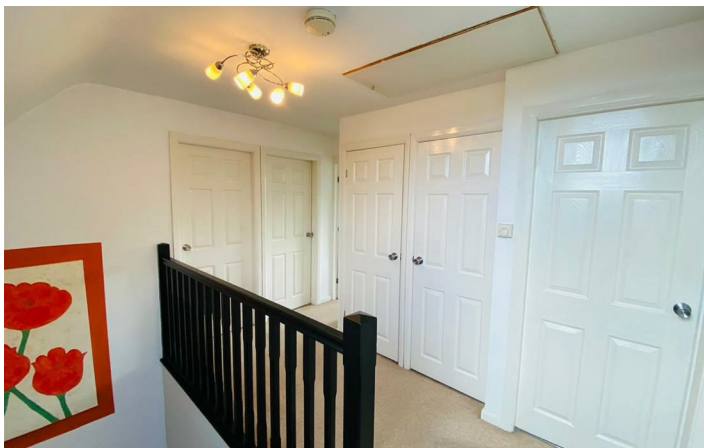
Council Tax Band "D".

VIEWINGS

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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