

DAWSONS

Property Professionals since 1925

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

Website: www.wcdawson.com Email: reception@wcdawson.com



Lindsay Street, Stalybridge, SK15 2NL

Dawsons are delighted to welcome onto the market this traditional character property which briefly comprises: Entrance Hall, Living Room, Kitchen/Diner, Cellar, Three good size Bedrooms, Shower Room and Loft Space. The property has been superbly upgraded and maintained by the current owner and is "Move-In" ready.

The property is located in a sought-after residential area with a range of amenities on its doorstep. Stalybridge town centre is less than one mile distant, within the centre there are a range of amenities including train and bus station, local supermarkets, retail outlets, shops, public houses as well as easy access to the M67 and M60 Outer Manchester Ring Road, local state junior and secondary schools are also within each reach.

Viewing is *****HIGHLY***** recommended to fully appreciate what this traditional period property has to offer.

Offers In The Region Of £215,000



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



Lindsay Street, Stalybridge, SK15 2NL

- Traditional Three-Bedroomed Character Property
- Located In A Sought-After Location
- Close To All Amenities
- Good Commuter Links
- "Move-In" Ready
- Viewings Is ***HIGHLY*** Recommended
- Modern Kitchen and Shower Room
- Open Plan Living
- uPVC Double Glazing
- Cellar

GROUND FLOOR

Entrance Hall

2'11" x 13'9" (0.9 x 4.2)

A large vibrant inviting entrance hall comprising of laminate flooring and fitted designer radiator which leads to the following.

Living Room

10'9" x 24'11" (3.3 x 7.6)

A large open plan, spacious family living room comprising of wood effect laminate flooring, fitted designer radiators, oak fitted doors, uPVC double-glazing and log burner.

Kitchen/Diner

13'9" x 9'6" (4.2 x 2.9)

A beautifully presented modern kitchen comprising of integrated wall and base units, wood effect laminate worktops, designer sink with mixer tap, tiled splash-back, extractor fan, integrated appliances including dishwasher, oven, gas hob, power points, wood effect laminate type flooring, designer radiator and PVC sliding doors which lead out to the rear yard.

Cellar

A large multi-purpose room which can be used to store general household items and garden accessories.

FIRST FLOOR

Landing

A larger than average landing comprising of fitted carpet, fitted smoke alarm and leads to the following rooms.

Bedroom 1 (Double)

9'2" x 8'6" reducing to 2'3" x 4'3" not excluding (2.79m x 2.59m reducing to 0.69m x 1.30m not includ)

A large main bedroom which comprises of fitted carpet, integrated wardrobes, ceiling spotlights, uPVC double-glazing and radiator.

Shower Room

9'2" x 4'11" (2.8 x 1.5)

A stunning shower room comprising of tile effect vinyl flooring, shower with rain shower head over, ceiling spotlights, modern designer vanity unit, low-level close couple WC, chrome fitted radiator and extractor fan.

Bedroom 2 (Double)

8'6" x 9'10" (2.6 x 3.0)

Comprises of wood effect laminate flooring, uPVC double-glazing and radiator.

Bedroom 3/Study

6'2" x 9'2" (1.9 x 2.8m)

Comprises of wood effect laminate flooring, uPVC double-glazing and radiator.

Loft Space

16'4" x 13'5" (5.0 x 4.1)

A large spacious loft which comprises of fitted carpet, radiator, exposed beams, Velux windows and access to the eaves storage.

EXTERNAL

To the rear there is a beautifully presented enclosed low-maintenance backyard with patio seating area.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

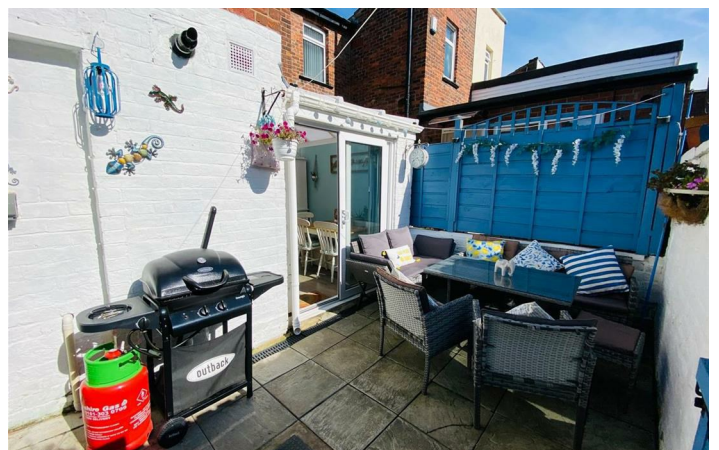
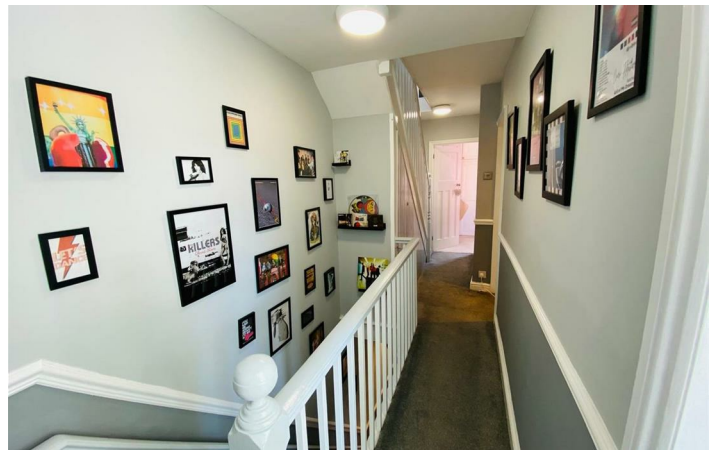
Council Tax Band "B".

VIEWINGS

Strictly by appointment with the Agents.



Directions



Floor Plan



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.
Made with Metropix ©2024

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.

