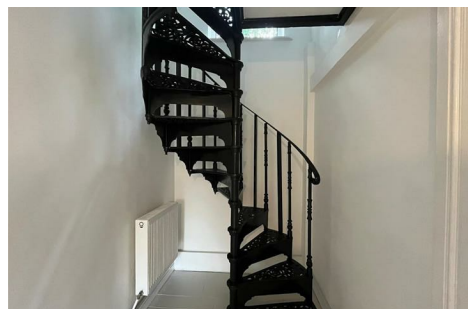


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## The Lodge, Mottram Road, Stalybridge, SK15 2RF

Dawsons are pleased to offer for sale this individually designed, three bedroom detached property is situated in an established and well regarded residential location and benefits from off road parking and a private enclosed rear garden area. There is scope to re-configure the current accommodation to suit the needs of prospective purchasers and an internal inspection is highly recommended. \* No Vendor Chain \*

Stalybridge Town Centre is readily accessible with its range of shopping and recreational amenities, the Town Centre's bus and train stations provide excellent commuter links to Manchester City Centre. Other amenities in the vicinity include Cheetham Park, Priory Tennis Club and Gymetc.

**Asking Price £285,000**

# The Lodge, Mottram Road, Stalybridge, SK15 2RF

- Detached Property with 3 Bedrooms plus Office
- Recently Undergone a Refurbishment Programme
- Flexible Accommodation with further Potential for Alterations
- Off Road Parking and Private Rear Garden Area
- Well Regarded Residential Location
- No Forward Vendor Chain
- Council Tax Band D
- Freehold

## Contd.....

The Accommodation briefly comprises:

Living Room, side Hallway with feature spiral staircase, Kitchen with integrated appliances, Bathroom/WC

To the first floor there are 3 Bedrooms, Office (with borrowed light from the Landing)

Externally the property has a shared driveway leading to off road parking to the front of the property, whilst to the rear there is an enclosed garden area.

## The Accommodation in Detail:

### Living Room

17'2 x 9'11 reducing to 9'3 (5.23m x 3.02m reducing to 2.82m)

Feature fireplace, uPVC double glazed French doors and side lights, further uPVC double glazed window, central heating radiator.

### Side Hallway

Tiled floor, central heating radiator, feature spiral staircase.

### Kitchen

9'2 x 8'4 (2.79m x 2.54m)

Single drainer stainless steel sink unit, range of wall and floor mounted units, built-in oven, four ring gas hob with filter unit over, plumbed for automatic washing machine, part tiled, uPVC double glazed window.

### Bathroom/WC

9'6 x 5'1 maximum (2.90m x 1.55m maximum)

White suite having panel bath with mixer shower tap attachment, pedestal wash hand basin, low level WC, uPVC double glazed window, central heating radiator.

### First Floor:

#### Landing

uPVC double glazed window, loft access.

#### Bedroom (1)

12'8 reducing to 7'1 x 8'9 reducing to 6'1 (3.86m reducing to 2.16m x 2.67m reducing to 1.85m)  
uPVC double glazed window, central heating radiator.

#### Bedroom (2)

12'9 x 6'1 plus alcove recess (3.89m x 1.85m plus alcove recess)  
uPVC double glazed window, central heating radiator.

#### Bedroom (3)

10'0 x 5'10 (3.05m x 1.78m)  
uPVC double glazed window, central heating radiator.

#### Internal Office (borrowed light from landing)

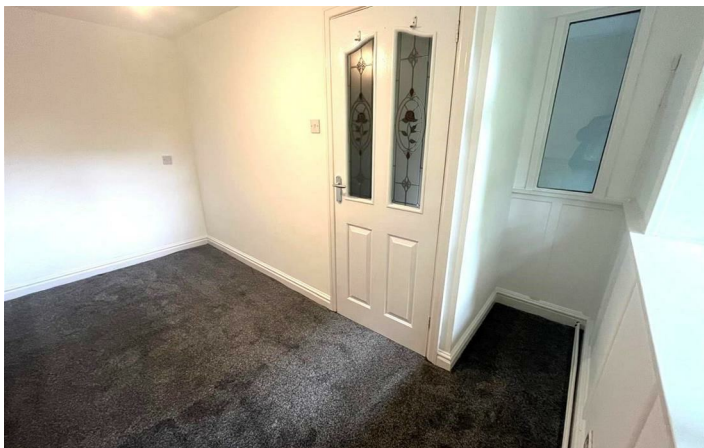
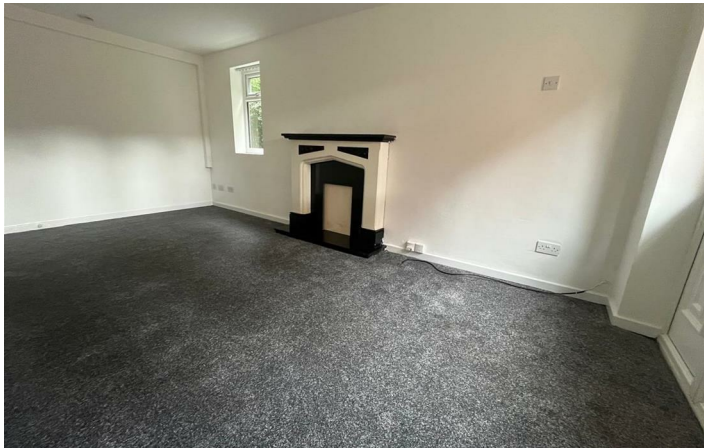
9'8 x 5'9 (2.95m x 1.75m)  
Central heating radiator.

#### Externally:

Accessed via a shared driveway there is off road parking to the front of the property whilst the enclosed rear garden has flagged and Astro Turfed sections.

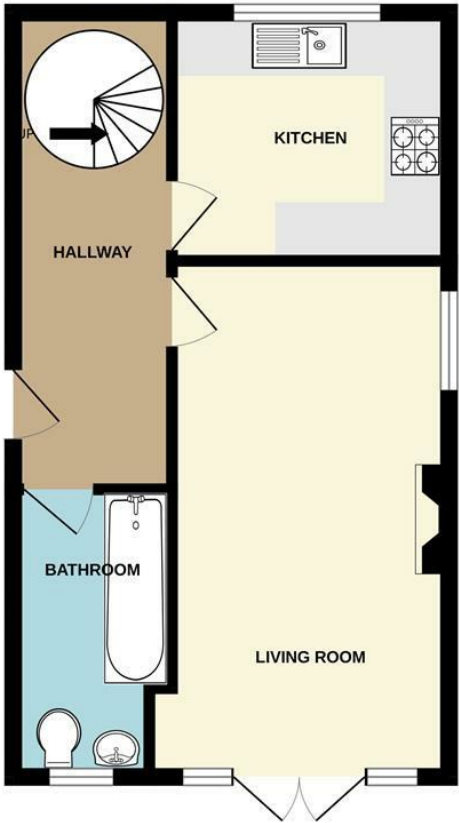


## Directions

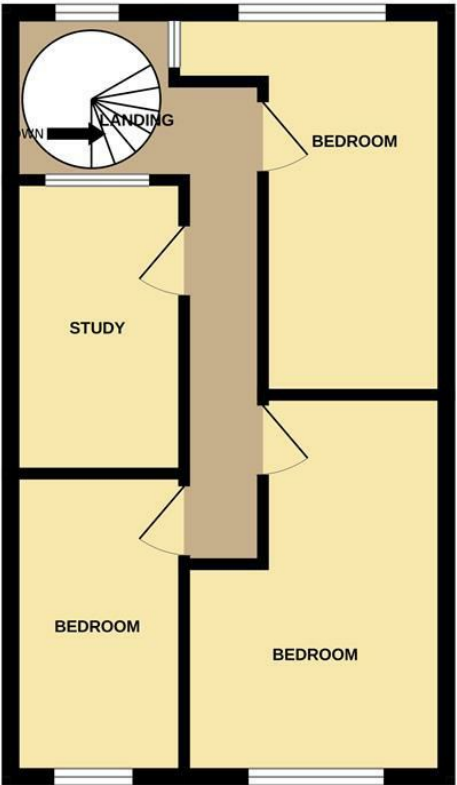


Floor Plan

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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