

DAWSONS

Property Professionals since 1925

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

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



Astley Street, Stalybridge, SK15 2EX

Dawsons are delighted to welcome onto the market this well-positioned, traditionally built link detached house which briefly comprises of: entrance hall, lounge, kitchen/diner and conservatory to the ground floor. To the first floor there is a large landing which leads to three bedrooms and a shower room. Externally, there is an enclosed garden to the rear with border plants and shrubs and to the frontage there is a small lawned garden to the right-hand side along with off-road vehicular parking which leads to the singular garage. Whilst the property is in need of full modernisation throughout it has been well maintained and kept by the current owners and would ideally suit a growing family. The property is also offered to the market with *****NO FORWARD VENDOR CHAIN*****.

The property is located in one of the most sought-after locations in Stalybridge just off Hough Hill and is equally close to a range of local amenities. Stalybridge town centre is less than one mile distant. Within the centre there a range of amenities including excellent transport and commuter links to Manchester City Centre as well as easy access to the M67 and M60 Outer Manchester Ring Road, local supermarkets, retail outlets, butchers, public houses, shops as well as state junior and secondary schools.

Viewing is *****HIGHLY***** recommended to fully appreciate what this traditional family home has to offer to the market.

Offers Over £280,000



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



Astley Street, Stalybridge, SK15 2EX

- Traditionally Built Link Detached House
- uPVC Double-Glazing
- Close To All Amenities
- Viewing Highly Recommended
- In Need of Refurbishment but Well Maintained
- Off-Road Vehicular Parking and Singular Garage
- Good Transport Links
- Three Bedrooms
- Front And Rear Gardens
- No Chain

GROUND FLOOR

Entrance Hall

5'6" x 10'5" (1.7 x 3.2)

Entrance hall comprising fitted carpet, central heating radiator, stairs to first floor, understairs integrated storage.

Lounge

11'1" x 13'1" (3.4 x 4.0)

Fitted carpet, uPVC double-glazing, central heating radiator, power points and electric fire with a decorative surround.

Kitchen/Diner

8'10" x 18'0" (2.7 x 5.5)

Modern fitted kitchen with integrated appliances, wall and base units, laminate worktops, inset sink with mixer tap, tiled splash-back, extractor fan, induction hob, oven, ceiling spotlights, multiple power points, uPVC double-glazing, central heating radiator and a PVC fitted door that leads out to the enclosed garden.

Conservatory

8'2" x 6'2" (2.5 x 1.9)

uPVC framed conservatory.

FIRST FLOOR

Landing

Fitted carpet, uPVC double-glazing, integrated storage/airing cupboard, access to the loft is via a hatch.

Bedroom 1 (Double)

10'2" x 10'2" (3.1 x 3.1)

Fitted carpet, uPVC double-glazing, central heating radiator, power points.

Bedroom 2 (Double)

9'10" x 10'5" (3.0 x 3.2)

Fitted carpet, uPVC double-glazing, central heating radiator, power points.

Bedroom 3/Study (Singular)

6'10" x 4'7" reduces to 2'3" x 3'7" (2.1 x 1.4 reduces to 0.7 x 1.1)

Fitted carpet, uPVC double-glazing, central heating radiator, integrated storage.

Shower Room/WC

6'2" x 5'6" (1.9 x 1.7)

Modern white suite comprising off integrated appliances, vanity unit, close couple WC, ceiling spotlights, designer radiator, uPVC double-glazing, tiled wall finishes, separate shower with rain shower head over.

EXTERNAL

To the front there is a lawned garden to the right and off-road vehicular parking which leads to the singular garage. The garage can be used for the general storage of household items and garden accessories.

To the rear there is a large enclosed lawned garden with border shrubs and plants and also a flagged patio area.

TENURE

Solicitors to confirm.

COUNCIL TAX

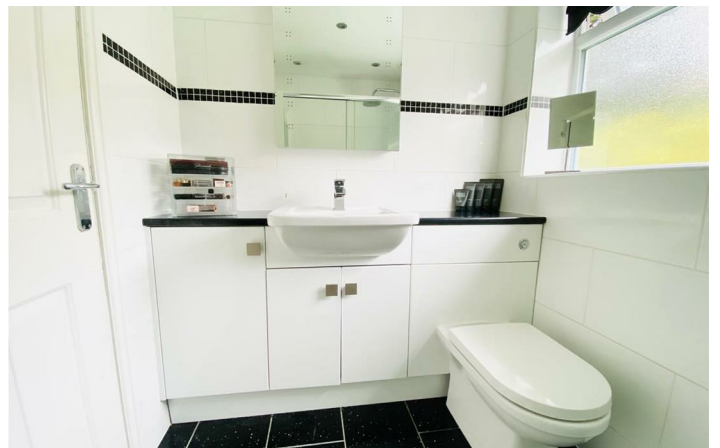
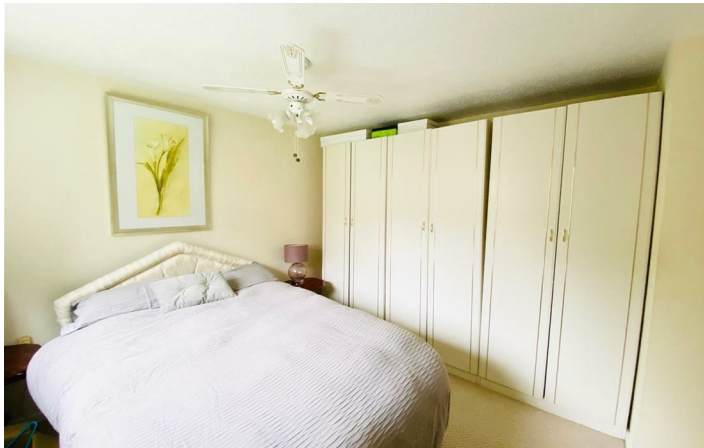
Council Tax Band "C".

VIEWINGS

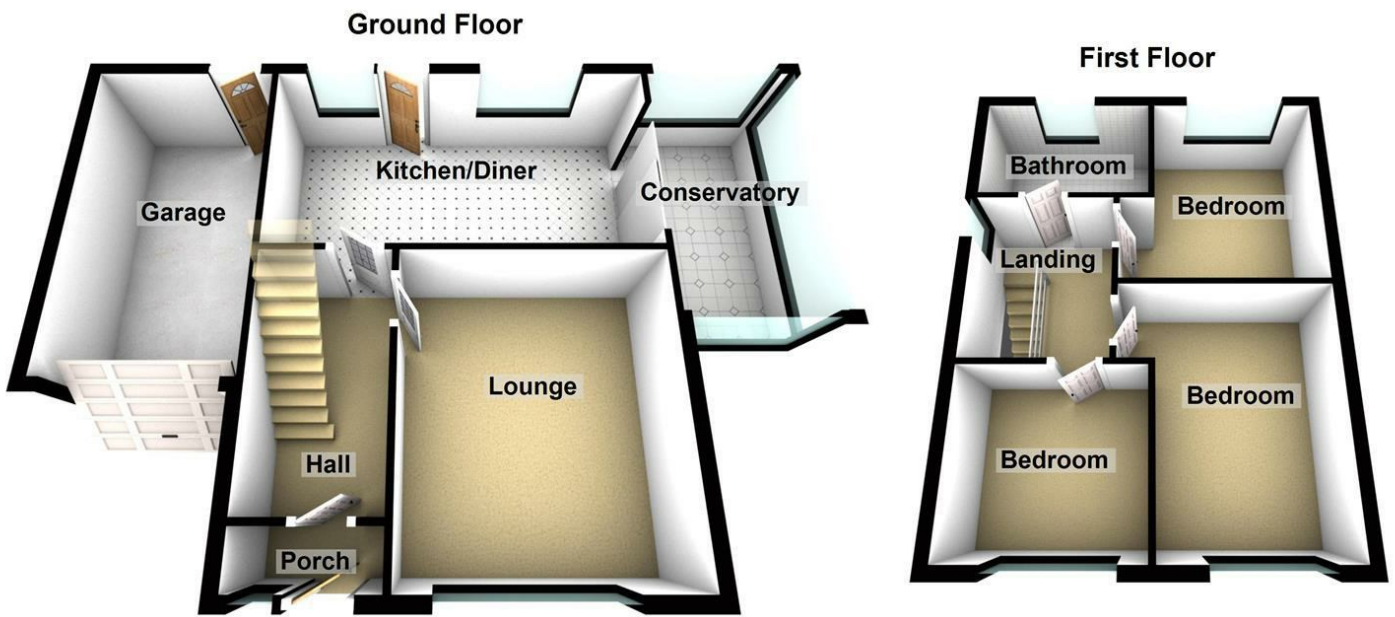
Strictly by appointment with the Agents.



Directions



Floor Plan



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