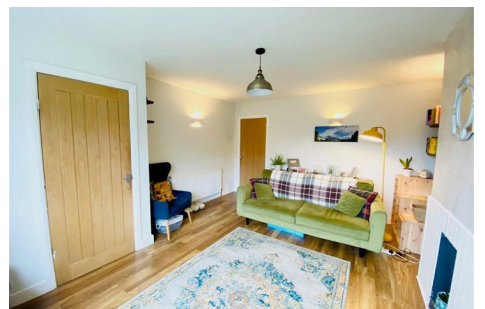


# DAWSONS

Property Professionals since 1925

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)



## Hill View, Stalybridge, SK15 2TH

Dawsons are delighted to welcome onto the market this well positioned, traditionally built semi-detached property. To the ground floor, the property briefly comprises of an entrance vestibule, family lounge, kitchen/diner and integrated storage. To the first floor the property offers three good size bedrooms and a modern family shower suite. Outside to the front, the property benefits from off-road vehicular parking which also provides easy access to the singular garage. To the rear there is an enclosed lawned garden.

The property is situated in arguably one of the finest locations in Stalybridge, the property has been well maintained by the current owners and would ideally suit a growing family. The property is also close to a range of local amenities with Stalyhill Junior and Infant School being within close proximity. Stalybridge town centre is less than two miles distant, within the centre there are a range of local amenities including excellent commuter and transport links to Manchester City Centre as well as easy access to the M67 and M60 Outer Manchester Ring Road, local supermarkets, retail outlets, public houses and much more.

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

**Price £275,000**



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



# Hill View, Stalybridge, SK15 2TH

- Traditionally Built Semi Detached
- Sought-After Location
- Underfloor Heating to Kitchen
- Off Road Parking
- Lawned Gardens to Front & Rear
- Garage
- Countryside Views
- Close to Local Amenities

## GROUND FLOOR

### Entrance Vestibule

4'3" x 6'2" (1.3 x 1.9)

uPVC door to front, stairs to first floor.

### Lounge

12'5" x 15'1" (3.8 x 4.6)

A spacious family lounge comprising of wood effect laminate flooring, central heating radiator, multiple power points, oak fitted door and uPVC double-glazing.

### Kitchen/Diner

15'5" x 10'5" (4.7 x 3.2)

A stylishly presented fitted kitchen/diner comprising of a range of base units with wood worktops over, inset 'Belfast' style sink with mixer tap, oak fitted door, space for washing machine and fridge/freezer, built in oven and hob with tiled splashback, tiled flooring with underfloor heating, ceiling spotlights, uPVC double-glazing and central heating radiator.

## FIRST FLOOR

## Landing

Comprises of wood effect laminate flooring, uPVC double-glazing and leads to the following:

### Bedroom 1 (King)

9'6" x 12'5" (2.9 x 3.8)

A large main bedroom comprising of wood effect laminate flooring, central heating radiator, multiple power points and uPVC double-glazing.

### Bedroom 2 (Double)

7'10" x 9'2" (2.4 x 2.8)

A sizeable second bedroom comprising of fitted carpet, central heating radiator, multiple power points, integrated storage and uPVC double-glazing.

### Bedroom 3/Study (Single)

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

A multi purpose room thats currently used as an office, comprises of wood effect laminate flooring, central heating radiator and uPVC double-glazing.

## Shower Room/WC

5'2" x 5'10" (1.6 x 1.8)

A beautifully presented modern suite comprising of laminate flooring, walk-in shower with rain shower head, designer sink, low level WC, integrated storage, designer radiator, ceiling spotlights and uPVC double-glazing.

## EXTERNAL

To the frontage there is off-road vehicular parking which also provides access to the detached singular garage to the rear.

To the rear there is an enclosed lawned garden with a flagged patio area.

## TENURE

Tenure is Freehold - Solicitors to confirm.

## COUNCIL TAX

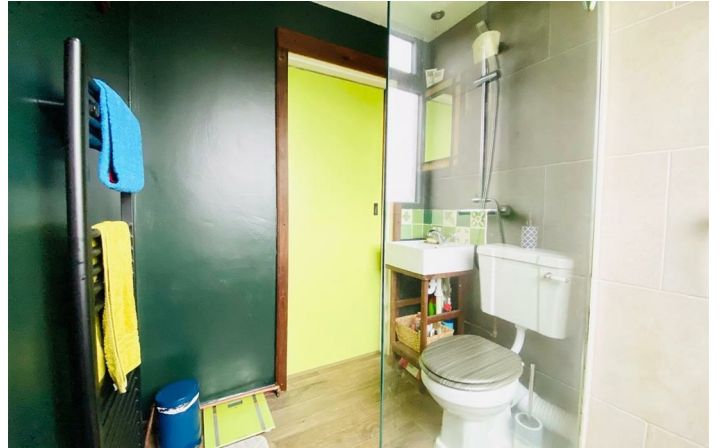
Council Tax Band "C".

## VIEWINGS

Strictly by appointment with the Agents.

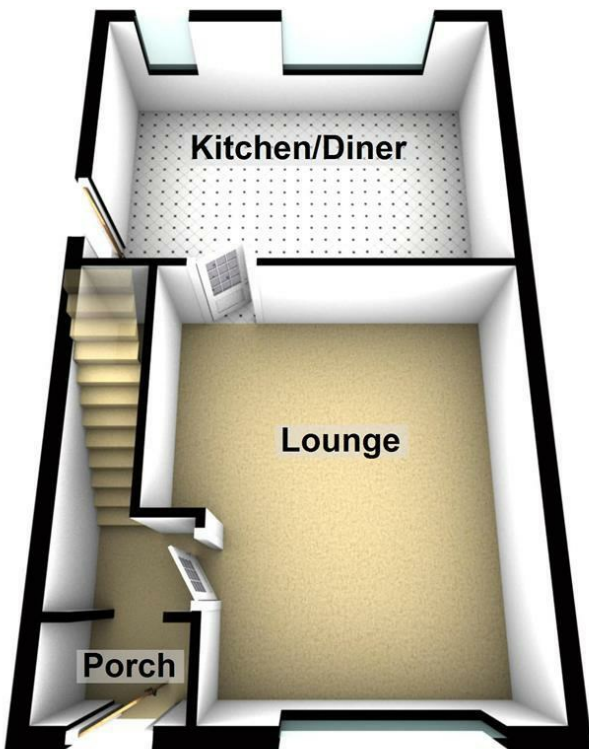


## Directions

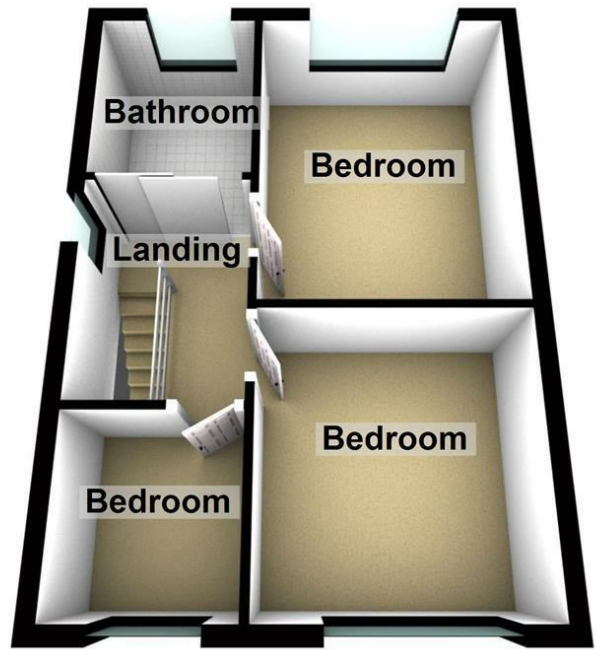


# Floor Plan

## Ground Floor



## First Floor



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.

