

DAWSONS

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Cecil Street, Stalybridge, SK15 2LD

Dawsons are delighted to welcome onto the market this well positioned, traditionally built middle terraced property. The property has been superbly maintained by the current owner and is "move in ready". On entering the property you are welcomed by a spacious family lounge which leads to a modern fitted kitchen diner with integrated appliances. To the first floor there are two good sized bedrooms and shower room. To the outside there is on street parking to the front and a South West facing enclosed garden to the rear. Viewing is highly recommended to fully appreciate what this traditionally built property has to offer to the market.

The property is situated in a sought after location and is equally close to a range of local amenities, these include excellent transport commuter links, supermarkets, shops, retail outlets, restaurants as well as state junior and high schools in close proximity of the property. Ideally suit a first time buyer eager to get on the property ladder or a buy to let investor looking to add another addition to their portfolio.

Price £170,000



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



Cecil Street, Stalybridge, SK15 2LD

- Well Positioned, Traditionally Built, Middle Terraced Property
- Modern Fitted Kitchen Diner with Integrated Appliances
- Close to a Range of Amenities
- 2 Spacious Bedrooms
- Family Shower Room
- Superby Maintained "Move In Ready" Property
- uPVC Double Glazing

The Accommodation Comprises:

GROUND FLOOR

Lounge

12'9" x 13'1" (3.9 x 4)

Family lounge comprising wood effect laminate flooring, central heating radiator, uPVC double glazed window, electric fire and multi power points, stairs to first floor.

Kitchen Diner

12'9" x 10'5" (3.9 x 3.2)

Beautifully presented kitchen/diner comprising wood effect laminate flooring, fitted wall and base units with worksurface over, under unit lighting, inset sink and drainer with mixer tap, tiled splashbacks, built in oven and gas hob with extractor over, multi power points, uPVC double glazed window, central heating radiator and composite fitted door leading to the rear garden. Integrated storage under the stairs and Worcester combination condensing boiler.

FIRST FLOOR

Landing

5'10" x 3'3" (1.8 x 1.0)

Spacious landing with access to the loft and doors leading to:

Bedroom (1)

12'9" x 12'9" (3.9 x 3.9)

Double bedroom comprising central heating radiator, multi power points, uPVC double glazed window, integrated storage.

Bedroom (2)

6'6" x 10'5" (2 x 3.2)

Spacious bedroom which could also be utilised as a home office, multi power points, central heating radiator and uPVC double glazed window.

Shower Room

5'6" x 6'6" (1.7 x 2.0)

Modern shower suite comprising enclosed shower cubicle with electric shower, low level WC, wash hand basin, vinyl flooring, tiled walls, central

heating radiator, uPVC double glazed window.

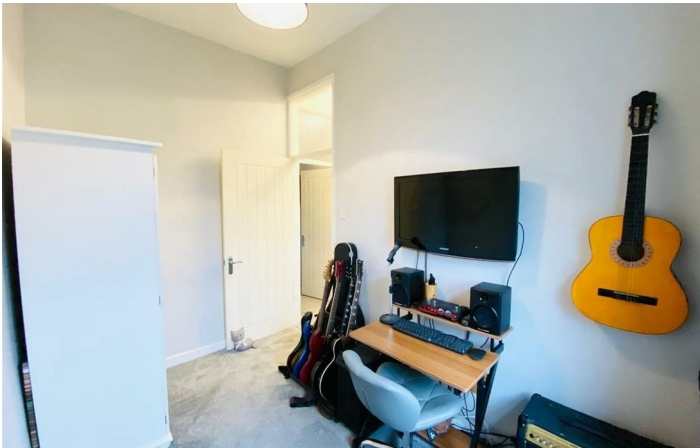
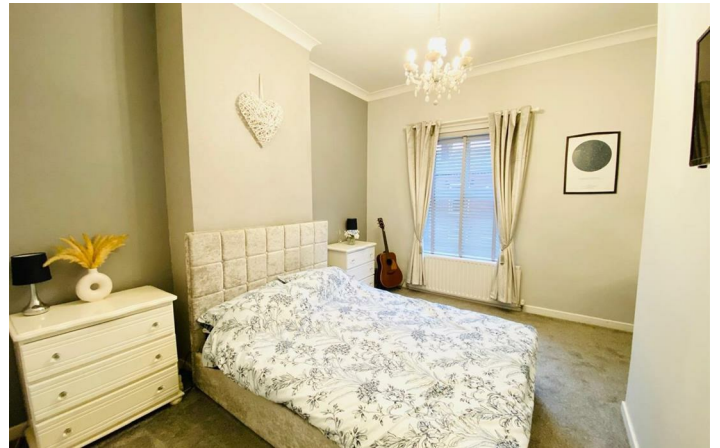
Externally:

To the frontage there is on street vehicular parking.

To the rear there is an enclosed, South West facing paved yard.

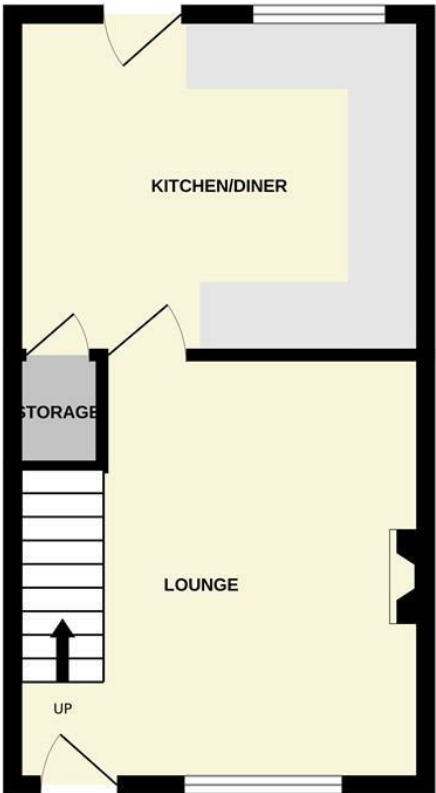


Directions

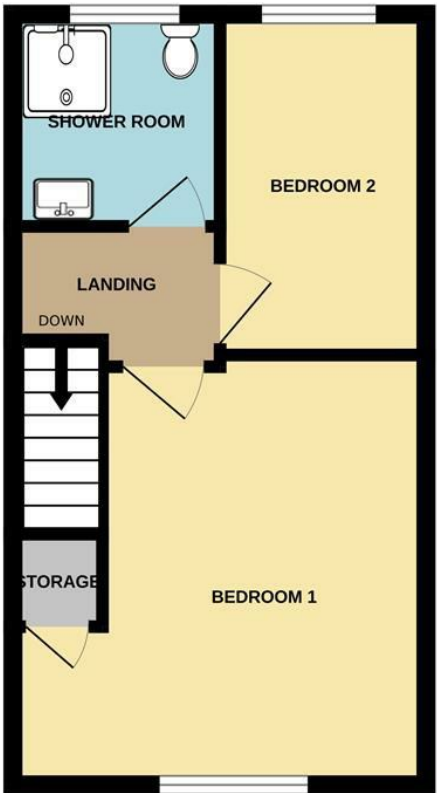


Floor Plan

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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