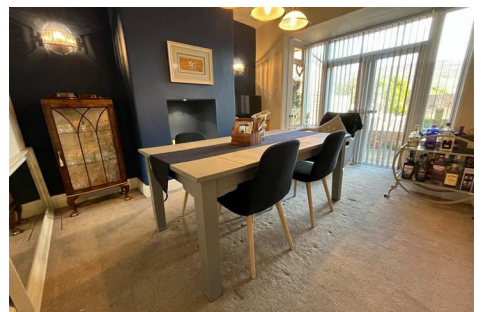


# DAWSONS

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## Huddersfield Road, Stalybridge, SK15 3DL

Enjoying stunning panoramic moorland views to its rear aspect and enjoying a large garden plot, this stunning bay-fronted 1930s semi perfectly marries the property's inherent charming character with contemporary modern day living. Ideally suited to a growing family, we would strongly recommend interested parties view the property at their earliest convenience to fully appreciate the classic style and accommodation on offer.

N.B. New boiler fitted 12 months ago with 5 year warranty.

**Asking Price £325,000**



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



# Huddersfield Road, Stalybridge, SK15 3DL

- Superb Three-Bedroom Bay-Fronted Semi-Detached Family Home
  - Two Good Size Receptions Rooms
  - Fitted Wardrobes/Bedroom Furniture To All Bedrooms
  - Internal Inspection Simply Essential
- Comprehensively Upgraded And Immaculately Maintained
  - Modern Fitted Kitchen And Utility With Integrated Appliances
  - Large Garden Plot With Ample Off-Road Parking And Detached Garage
- Panoramic Views Up To The Trigg Point
  - Stylishly Re-fitted Four-Piece Bathroom Suite
  - Well Placed For Local Schools And Commuter Links And Countryside Walks Within Close Proximity

**The Accommodation Briefly Comprises:**

Entrance vestibule, entrance hallway with cloaks/WC, bay-fronted lounge with wood-burning stove, dining room with box bay window having French doors onto the rear garden, stylishly re-fitted kitchen with integrated appliances open to the rear utility area.

To the first floor there are three well-proportioned bedrooms each with fitted wardrobes, bathroom/WC with contemporary white suite.

Externally, the property occupies a good size plot. The front garden is laid to lawn, the driveway to the gable elevation provides off-road parking for several vehicles and leads to a detached garage. The fully enclosed rear garden has flagged, decked and lawn sections with a useful Summer house/bar.

The property is situated in a most popular residential location with good access to all amenities. Stalybridge town centre is close to hand and provides a range of shopping and recreational amenities as well as excellent commuter links via its bus and train stations. Local junior and high schools are also in the immediate vicinity making the property ideally suited to a growing family.

**The Accommodation In Detail Comprises:**

**GROUND FLOOR**

**Entrance Vestibule**

French doors with stained glass insets.

**Entrance Hallway**

Leaded and stained glass insets, laminate flooring, central heating radiator.

**Cloaks/WC**

Low-level WC, pedestal wash hand basin, laminate flooring, uPVC double-glazing window.

**Lounge**

13'0 x 12'0 plus bay (3.96m x 3.66m plus bay)  
Fireplace with duel burner stove, uPVC double-glazed bay window, central heating radiator.

**Dining Room**

11'4 increasing to 13'4 into box bay window x 11'1 (3.45m increasing to 4.06m into box bay window x 3.) x 11'1 plus door recess.  
uPVC double-glazed box bay window with French doors onto the rear garden, inset fireplace, central heating radiator.

**Kitchen**

8'4 x 8'3 (2.54m x 2.51m)  
One and a half bowl sink unit with a contemporary range of wall and floor mounted units and solid wood work surfaces, a range cooker with five-ring induction hob and extractor unit over, integrated fridge-freezer, integrated dishwasher, laminate flooring, part tiled, uPVC double-glazed window, recess spotlights. The kitchen is open to the utility area.

**Utility Area**

10'5 x 4'11 (3.18m x 1.50m)  
Wall and floor mounted units with wooden worktops, plumbing for automatic washing machine and dryer, part tiled, laminate flooring, uPVC double-glazed window.

**FIRST FLOOR**

**Landing**

Loft access, uPVC double-glazed window.

**Bedroom 1**

11'11 x 11'6 plus bay window (3.63m x 3.51m plus bay window)  
Fitted wardrobes and bedroom furniture, integrated laundry basket, uPVC double-glazed bay window, central heating radiator.

**Bedroom 2**

11'6 x 11'6 (3.51m x 3.51m)  
Fitted wardrobes, uPVC double-glazed window, central heating radiator.

**Bedroom 3**

9'0 reducing to 7'2 x 8'0 (2.74m reducing to 2.18m x 2.44m)  
Fitted wardrobes, uPVC double-glazed window, central heating radiator.

**Bathroom/WC**

8'11 reducing to 8'2 x 7'11 (2.72m reducing to 2.49m x 2.41m)  
Contemporary white suite having free-standing bath, pedestal wash hand basin, low-level WC, separate shower cubicle, heated towel rail/radiator, laminate flooring, part-tiled walls, recess spotlights.

**EXTERNAL**

The front garden is laid mainly to lawn with border plants and shrubs. There is a substantial driveway to the gable elevation providing off-road parking for numerous vehicles. There is a detached single garage with power sockets and lighting.

The fully enclosed rear garden is tiered with an upper flagged patio section and steps down to a further lawned, flagged and decked garden area. Within the lower garden area there is added the bonus of a Summer house/bar with power points plus charger points.

**TENURE**

Tenure is Freehold - Solicitors to confirm.

**COUNCIL TAX**

Council Tax Band "C".

**VIEWINGS**

Strictly by appointment with the Agents.

**N.B.**

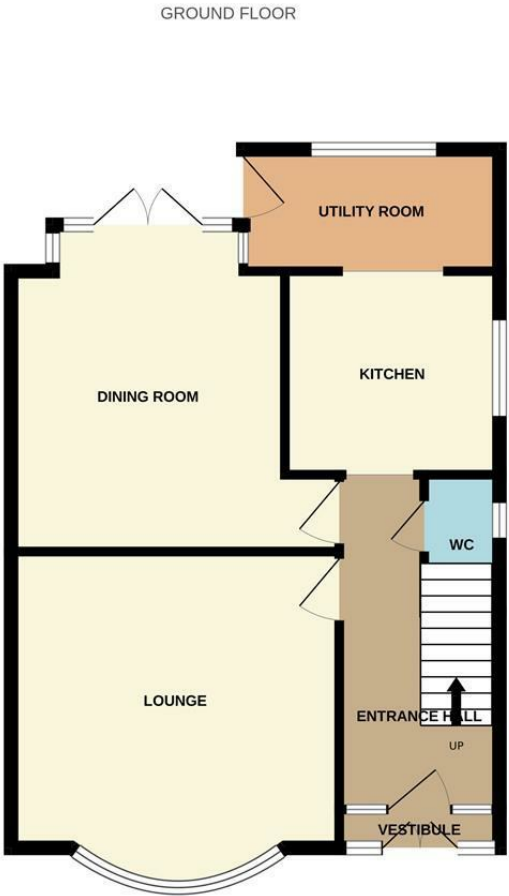
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## Directions



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.  
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