

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

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



Bower Gardens, Stalybridge, SK15 2UY

Situated in a prime position within an exclusive cul de sac development this superbly presented, five bedroom, Executive Property comes onto the market in first class order throughout having been meticulously maintained and up-graded by the present owners. Within close proximity to highly regarded schools and countryside walks there are excellent commuter links provided by the train and bus stations in Stalybridge Town Centre. The property offers well planned and proportioned living accommodation having two reception rooms plus a uPVC double glazed conservatory whilst all the bedrooms are of a good size with two having re-fitted contemporary en-suite facilities. Only an internal inspection will fully reveal the size and accommodation on offer to this delightful family home which is set within a private enclosed garden area.

Offers Over £575,000

Bower Gardens, Stalybridge, SK15 2UY

- Stylishly Presented 5 Bedroom Executive Detached
 - Driveway Leading to Double Garage
 - 2 Master Bedrooms each with Fitted Wardrobes and Contemporary En-suites
 - Attractive Coursed Natural Stone Elevations
- Tucked Away Position Within Exclusive Cul de Sac Development
 - Delightful Rear Garden Offering a High Degree of Privacy
 - Within Easy Reach of all Local Amenities
- Numerous Quality Features
 - Fully Re-fitted Breakfast Kitchen with Central Island
 - Excellent Commuter Links

Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Cloaks/WC, fully re-fitted Breakfast Kitchen with integrated appliances, Dining Room, Lounge with feature fireplace and French doors to the uPVC double glazed Conservatory

To the first floor there are 5 well proportioned Bedrooms (2 Master Bedrooms both with re-fitted En-suites), good sized Family Bathroom

Externally there is an attractive Indian stone flagged Forecourt, whilst to the rear of the property there is a driveway providing off road parking and leading to a double Garage with electronically operated up and over door.

The fully enclosed rear Garden is lawned with patio sections and a raised decked seating area.

The property is within easy reach of the two ever popular Stalyhill Schools whilst there is easy access to Stalybridge Town Centre which provides a range of shopping and recreational amenities including excellent commuter links via its bus and train stations. As well as numerous countryside walks within close proximity other amenities include Cheethams Park, Priory Tennis Club and Gym Etc.

The Accommodation in Detail:

GROUND FLOOR

Entrance Hallway

Composite security door with full width side lights, Amtico flooring and central heating radiator

Cloaks/WC

Low level WC, wash hand basin, part tiled, uPVC double glazed window, Amtico flooring.

Lounge

16'6 x 12'4 (5.03m x 3.76m)
Feature limestone fireplace with living flame coal effect gas fire, two uPVC double glazed windows, central heating radiator, uPVC double glazed French doors to the Conservatory

Conservatory

14'7 reducing to 8'2 x 11'6 reducing to 5'9 (4.45m reducing to 2.49m x 3.51m reducing to 1.75m)
uPVC double glazed with French doors onto the rear garden, two central heating radiators, terracotta floor tiles.

Dining Room

13'6 x 9'11 maximum (4.11m x 3.02m maximum)
uPVC double glazed window, central heating radiator.

Breakfast Kitchen

16'6 reducing to 10'3 x 14'4 reducing to 9'6 (5.03m reducing to 3.12m x 4.37m reducing to 2.90m)
Inset one and a half bowl single drainer sink unit with a range of modern and high gloss wall and floor mounted units topped with Granite work surfaces, central island, integrated Neff microwave, integrated dishwasher, integrated washing machine, Ringmaster extractor hood. A designated space has been provided for a freestanding fridge-freezer, cooker range and wine cooler, uPVC double-glazed French doors onto the rear garden, further uPVC double-glazed window, Karndean flooring, recess spotlights, contemporary central heating radiator.

FIRST FLOOR

Landing

Built-in storage cupboard.

Master Bedroom

14'11 x 12'1 (4.55m x 3.68m)
With a range of fitted wardrobes and bedroom furniture with further overhead storage, uPVC double-glazed window, central heating radiator.

En-Suite

9'1 x 4'10 (2.77m x 1.47m)
Contemporary white suite having shower cubicle, wash hand basin with vanity storage unit below, low-level WC, fully tiled, Amtico flooring, recess spotlights, double-glazed Velux window, heated chrome towel rail/radiator.

Bedroom 2

16'6 reducing to 12'3 x 10'4 plus door recess (5.03m reducing to 3.73m x 3.15m plus door recess)
A range of fitted wardrobes and bedroom furniture, uPVC double-glazed window, central heating radiator.

En-Suite

8'0 x 3'10 (2.44m x 1.17m)
Contemporary white suite having shower cubicle, low-level WC, wash hand basin with vanity storage unit below, fully tiled, tiled floor, recess spotlights, contemporary towel rail/radiator.

Bedroom 3

12'3 x 9'1 maximum (3.73m x 2.77m maximum)
uPVC double-glazed window, central heating radiator.

Bedroom 4

12'5 x 7'0 maximum (3.78m x 2.13m maximum)
uPVC double-glazed window, central heating radiator.

Bedroom 5

9'2 x 8'1 (2.79m x 2.46m)
uPVC double-glazed window, central heating radiator.

Family Bathroom/WC

8'3 x 5'11 maximum (2.51m x 1.80m maximum)
White suite have panelled bath with Victorian style shower tap attachment, low-level WC, pedestal wash hand basin, part tiled, uPVC double-glazed window, central heating radiator.

Loft access with pulldown ladder and full central section of the roof space boarded for storage.

EXTERNAL

The forecourt area has Indian stone flagged finish.

To the rear of the property there is a driveway providing off-road vehicular parking leading to an attached double garage (18'0 x 15'10) with electronically operated up and over door, power and lighting, personnel door leading to the rear garden area.

The garden offers a high degree of privacy with a flagged patio area, lawned sections and raised timber decked seating area with mature border plants and shrubs.

TENURE

Tenure is Leasehold. Solicitors to confirm.

COUNCIL TAX

Council Tax Band "F".

VIEWINGS

Strictly by appointment with the Agents.



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.
Made with Metropix ©2025

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

