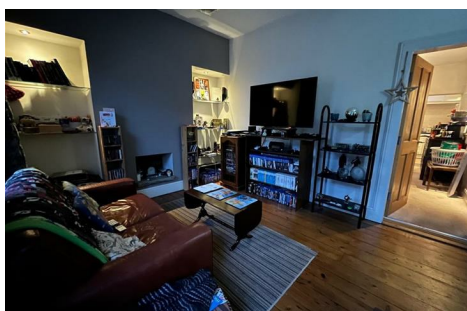


DAWSONS

Property Professionals since 1925

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

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Wakefield Road, Stalybridge, SK15 1AB

This extended, well-proportioned two-bedroom middle-terrace has two reception rooms with a modern fitted kitchen with integrated appliances, two bedrooms plus bathroom with modern white suite. The property is within easy reach of Stalybridge town centre and as such, enjoys excellent commuter links and access to local amenities.

Ideally suited to a first time buyer or but-to-let investor. An internal inspection of this attractive stone built property is highly recommended.

Price £150,000



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



Wakefield Road, Stalybridge, SK15 1AB

- Two-Bedroom Extended Mid-Terrace
- Two Reception Rooms Plus Modern Fitted Kitchen
- Useful Tanked Cellar With A Variety Of Uses
- Easy Access To Stalybridge Town Centre
- uPVC Double-Glazing
- Gas-Fired Central Heating
- Excellent Commuter Links
- Suit A Variety Of Prospective Purchasers
- Private Enclosed Rear Yard

The Accommodation Briefly

Comprises:

Lounge, dining room with kitchen extension having a range of modern wall and floor mounted units with integrated appliances, there is a useful tanked cellar which could be used for a variety of purposes. To the first floor there are two well-proportioned bedrooms and bathroom/WC with modern white suite.

Externally, there is a private enclosed rear yard.

Ideally suited for those looking for ease of access to local amenities, the property is within easy reach of Stalybridge town centre which provides a range of shopping and recreational amenities as well as excellent commuter links via its bus and train stations.

The Accommodation In Detail

Comprises:

GROUND FLOOR

Lounge

12'2 x 10'2 (3.71m x 3.10m)

Composite style security door, uPVC double-glazed windows, exposed floorboards, central heating radiator.

Dining Room

12'2 x 11'6 maximum (3.71m x 3.51m maximum)

Part-coved recess display shelving, uPVC double-glazed window, central heating radiator.

Kitchen

7'6 x 6'6 (2.29m x 1.98m)

Single drainer stainless-steel sink unit, a range of wall and floor mounted units, built-in stainless-steel oven, four-ring ceramic hob with stainless-steel backplate and chimney hood, double-glazed Velux window, uPVC double-glazed window, recess spotlights.

Cellar

12'2 x 9'6 maximum (3.71m x 2.90m maximum)

Plumbing for automatic washing machine, recess spotlights, central heating radiator.

FIRST FLOOR

Landing

Loft access.

Bedroom 1

12'2 x 10'2 (3.71m x 3.10m)

uPVC double-glazed window, central heating radiator.

Bedroom 2

11'2 x 6'7 maximum (3.40m x 2.01m maximum)

Bulkhead storage cupboard, uPVC double-glazed window, central heating radiator.

Bathroom/WC

7'10 x 5'3 (2.39m x 1.60m)

White suite having panelled bath with shower over, wash hand basin with vanity storage unit, low-level WC, heated chrome towel rail/radiator, laminate flooring, uPVC double-glazed window, recess spotlights, part-tiled.

EXTERNAL

Private enclosed rear yard.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

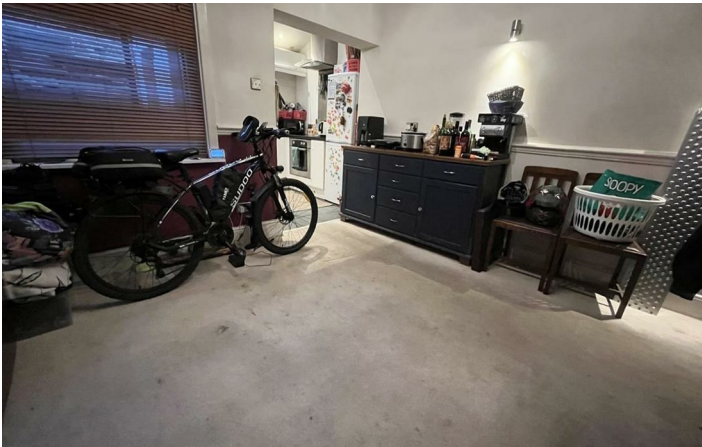
Council Tax Band "A".

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.
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