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## Alphingate Close, Stalybridge, SK15 3RL

Dawsons are delighted to offer for sale this stylishly presented three bedroom end town house (one of three) Situated on the ever popular Churchfields estate, the property has been substantially upgraded by the present owners to provide contemporary open-plan living accommodation with high quality fittings throughout.

Boasting a pleasant cul-de-sac location within easy reach of local junior and high schools, the property is ideally suited to a growing family and we would urge interested parties to view the property internally at their earliest convenience.

**Price £250,000**

# Alphingate Close, Stalybridge, SK15 3RL

- Three-Bedroom End-Townhouse
- Popular And Convenient Cul-de-Sac Location
- Open Aspect To The Year
- Fully Enclosed Low Maintenance Rear Garden Area
- Contemporary Open-Plan Living
- Modern Kitchen With Central Island
- Re-fitted Contemporary Bathroom Suite
- Comprehensively Upgraded
- Spacious Living Area With French Doors Onto The Rear Garden
- Well Placed For Local Amenities And Countryside Walks Alike

## The Accommodation Briefly

### Comprises:

Open hallway to re-fitted kitchen with central island, cloaks/WC, open-plan living room with French doors onto the rear garden. To the first floor there are three well-proportioned bedrooms, family bathroom/WC with contemporary white suite.

Externally, there is a forecourt garden, fully enclosed rear garden with decked and Astroturf sections beyond which there is off-road vehicular parking.

Local amenities are readily available in Millbrook and Carrbrook with Stalybridge town centre providing a wider range of shopping and recreational amenities as well as excellent commuter links via its bus and train stations. The property is close to several local junior and high schools with numerous countryside walks also to be found in the vicinity.

## The Accommodation In Detail

### Comprises:

#### GROUND FLOOR

##### Entrance Hallway Area

Laminate flooring, double-glazed security door, central heating radiator.

##### Cloaks/WC

Low-level WC, wash hand basin, uPVC double-glazed window, central heating radiator.

##### Kitchen Area

10'2 x 7'1 increasing to 13'9 maximum (3.10m x 2.16m increasing to 4.19m maximum) Single drainer sink unit with a range of modern wall and floor mounted units, built-in stainless-steel oven, four-ring gas hob with contemporary extractor unit over, integrated dishwasher, plumbing for automatic washing machine, central island with breakfast bar section, recess spotlights, laminate flooring, uPVC double-glazed window, understairs storage area.

The kitchen is open to the living room.

##### Living Room

15'9 x 13'10 (4.80m x 4.22m) Feature fireplace, uPVC double-glazed French doors and side lights, laminate flooring, contemporary central heating radiator.

#### FIRST FLOOR

##### Landing

Loft access.

##### Bedroom 1

12'1 reducing 11'0 x 10'6 (3.68m reducing 3.35m x 3.20m)

Laminate flooring, built-in wardrobes,

bulkhead storage cupboard, two uPVC double-glazed windows, central heating radiator.

##### Bedroom 2

9'4 x 6'10 maximum (2.84m x 2.08m maximum)

Laminate flooring, uPVC double-glazed window, central heating radiator.

##### Bedroom 3

8'3 x 6'10 plus door recess (2.51m x 2.08m plus door recess)

Laminate flooring, uPVC double-glazed window, central heating radiator.

##### Bathroom/WC

6'2 x 6'2 maximum (1.88m x 1.88m maximum)

Contemporary white suite having panelled bath with shower over, wash hand basin, low-level WC, fully tiled, recess spotlights, laminate flooring, uPVC double-glazed window, heated chrome towel rail/radiator.

#### EXTERNAL

Externally there is a forecourt garden. To the rear of the property there is a fully enclosed garden area with decked and Astroturf sections beyond which, there is a driveway providing off-road vehicular parking.

#### TENURE

Tenure is Freehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "B".

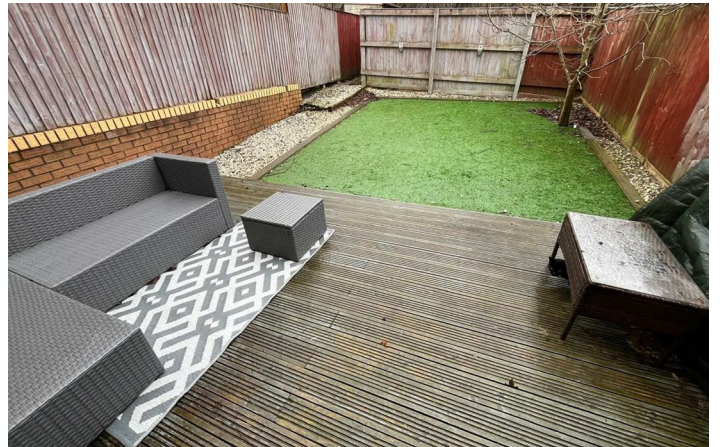
#### VIEWINGS

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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