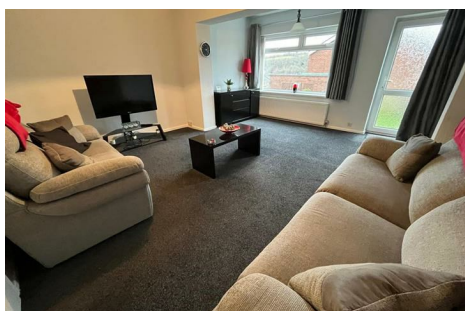


DAWSONS

Property Professionals since 1925

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

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



Staley Hall Road, Stalybridge, SK15 3DT

This extended, three bedroom mid town house is situated in a popular and convenient location and offers larger than average accommodation and is, in our opinion, ideally suited to a growing family. The property boasts a modern dining kitchen and a contemporary white bathroom suite and also benefits from uPVC double glazing and a gas fired central heating system. Some refurbishment works are required allowing prospective purchasers to impart their own taste and specification upon the property. It is recommended that the property is viewed internally to fully appreciate the accommodation and potential on offer. ** NO VENDOR CHAIN **

Stalybridge town centre is readily accessible providing a range of shopping and recreational amenities. The town centre's bus and train stations provide excellent commuter links, there are several countryside/canal side walks within easy reach and Active Copley a stones through away. Also within easy reach are several local junior and high schools.

Price £230,000



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



Staley Hall Road, Stalybridge, SK15 3DT

- Extended Mid Town House
- Modern Kitchen and Bathroom
- Good Sized Low Maintenance Rear Garden
- Well Placed for Local Junior and High Schools
- Popular Location
- uPVC Double Glazing/Gas Fired Central Heating
- Good Access to Local Amenities
- 3 Well Proportioned Bedrooms
- Driveway for Several Cars
- Excellent Commuter Links

Contd...

The Accommodation briefly comprises:

Entrance Porch and Open Hallway, modern Dining Kitchen with integrated appliances, extended Living Room

To the first floor there are three well proportioned Bedrooms, Bathroom/WC with white suite

Externally the Front Garden has been fully converted to provide a large driveway affording off road parking for several vehicles. Th the rear the fully enclosed Garden Area is low maintenance with a flagged patio and Astro-turfed section.

The Accommodation in Detail:

Entrance Porch

uPVC double glazed front door and window, built-in cupboard plus further understairs storage cupboard

Open Hallway to Dining Kitchen

Two built-in storage cupboards, uPVC double glazed door

Dining Kitchen

15'7 x 11'0 reducing to 7'2 (4.75m x 3.35m reducing to 2.18m)

One and a half bowl single drainer stainless steel sink unit, range of wall and floor mounted units, built-in stainless steel oven, four ring gas hob with chimney hood over, plumbed for automatic washing machine, laminate flooring, integrated freezer, uPVC double glazed window, central heating radiator

Living Room

16'10 x 15'10 reducing to 13'11 (5.13m x 4.83m reducing to 4.24m)
uPVC double glazed window and rear door, two central heating radiators

First Floor:

Landing

Built-in storage cupboard, loft access

Bedroom (1)

12'6 x 8'5 (3.81m x 2.57m)

Fitted wardrobes, uPVC double glazed window, central heating radiator

Bedroom (2)

13'2 x 7'5 (4.01m x 2.26m)

uPVC double glazed window, central heating radiator

Bedroom (3)

12'8 reducing to 9'6 x 8'2 reducing to 4'4 (3.86m reducing to 2.90m x 2.49m reducing to 1.32m)

uPVC double glazed window, central heating radiator

Bathroom/WC

7'1 x 5'4 (2.16m x 1.63m)

White suite having panel bath with shower over, wash hand basin with vanity storage unit, low level WC, towel rail/radiator, fully tiled, recessed spotlights, laminate flooring

Externally the Front Garden has been taken over by a concrete imprint driveway providing off road parking for several vehicles.

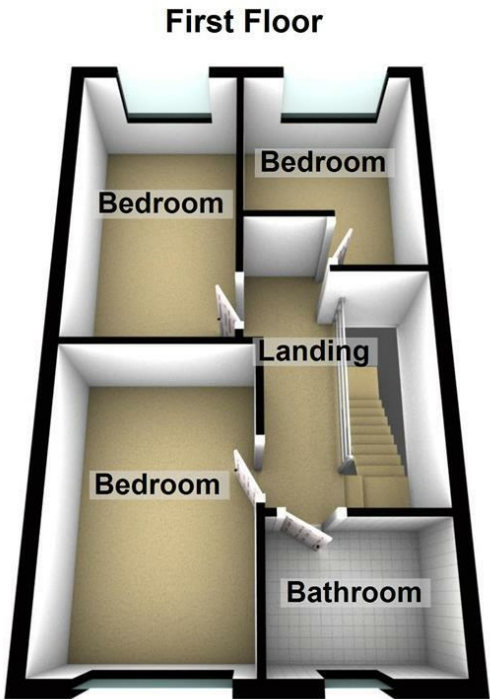
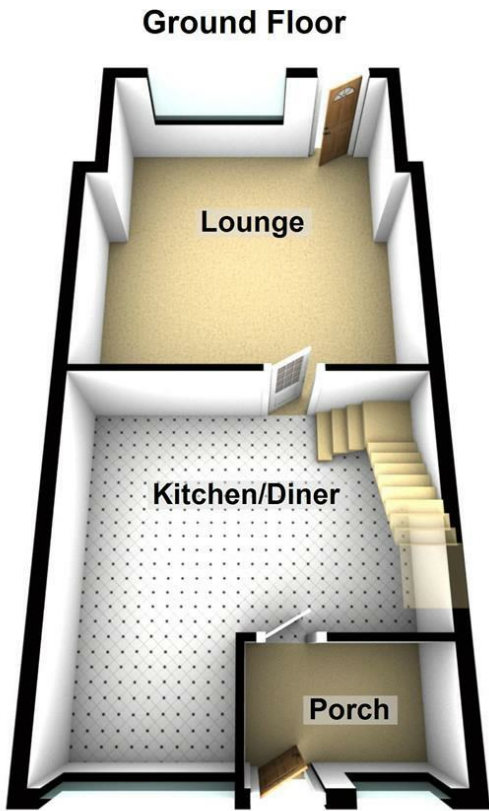
The fully enclosed Rear Garden is low maintenance with a flagged patio area plus further Astro-turfed section.



Directions



Floor Plan



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.

