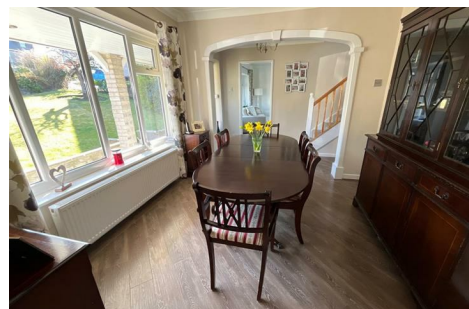


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

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



Fox Hill Drive, Stalybridge, SK15 2RP

Dawsons are pleased to offer for sale this superbly presented, five bedroom, executive detached property comes onto the market realistically priced and in excellent decorative order throughout and offers flexibility of accommodation suitable for a growing family. Only an internal inspection will fully reveal the quality of accommodation on offer. The property is situated in a well regarded cul de sac location and enjoys panoramic views to the rear.

Stalybridge town centre is within easy reach and provides a range of shopping, recreational amenities with Stalyhill Schools also close by. The town centre's bus and train stations provide excellent commuter links to Manchester City Centre. There are delightful country walks in close proximity and other amenities available in the area include Cheetham Park, Priory Tennis Club and Gym Etc.

Price £495,000

Fox Hill Drive, Stalybridge, SK15 2RP

- Superbly Presented Executive Detached
- 2 Reception Rooms
- Well Regarded Cul de Sac Location
- Internal Inspection Highly Recommended
- Ground Floor Bedroom with Luxury En-suite
- Stylish Breakfast Kitchen
- Close to Popular Stalyhill Junior Schools
- 4 Further First Floor Bedrooms
- Large Private Garden Plot
- Attractive Views to Rear

Contd.....

The property briefly comprises:

Entrance Hallway, through Lounge, Dining Room, stylishly re-fitted Breakfast Kitchen with integrated appliances, ground floor Bedroom with luxury En-suite Shower Room

To the first floor there are 4 well proportioned Bedrooms (3 having built-in wardrobes/storage), Family Bathroom/WC with white suite

Externally there is a mature garden plot. There is a double width Driveway providing off road vehicular parking. The front garden is laid mainly to lawn whilst the rear garden has two sun terraces with further lawned garden area which is well screened with mature border plants, shrubs and trees.

The property is complemented by uPVC double glazing and gas central heating system throughout.

The Accommodation in Detail:

Entrance Hallway

Karndean flooring, composite style security door with double glazed side lights, understairs storage cupboard

Lounge

19'9 x 12'4 (6.02m x 3.76m)
uPVC double glazed bow window plus further uPVC double glazed window, two central heating radiators

Cloaks/WC

Low level WC, pedestal wash hand basin, part tiled,

uPVC double glazed window, central heating radiator, Karndean flooring

Dining Area

9'11 x 9'8 (3.02m x 2.95m)
Karndean flooring, uPVC double glazed window, central heating radiator

Kitchen

9'7 x 9'7 plus further breakfast bar area (6'1 x 5 (2.92m x 2.92m plus further breakfast bar area (1.8 Range of stylishly re-fitted, pale grey high gloss units with granite work surfaces and inset one and a half bowl stainless steel sink unit with water filter tap, integrated stainless steel double oven with plate warmer, four ring ceramic hob with extractor unit over, integrated dishwasher, integrated wine chiller, uPVC double glazed rear door and side light, recessed spotlights, central heating radiator, utility area plumbed for automatic washing machine and dryer, Vaillant combination condensing central heating boiler.

Bedroom (1)

14'3 x 11'10 (4.34m x 3.61m)
Karndean flooring, uPVC double glazed bow window, recessed spotlights, loft access, central heating radiator

En-suite Shower Room

Modern white suite having shower cubicle, pedestal was hand basin, low level WC, heated chrome towel rail/radiator, fully tiled walls and tiled floor, recessed spotlights, uPVC double glazed window.

First Floor:

Landing

Built-in storage cupboard, loft access, uPVC double glazed window, central heating radiator

Bedroom (2)

11'5 x 9'1 (3.48m x 2.77m)
Built-in wardrobes, uPVC double glazed window, central heating radiator

Bedroom (3)

12'6 x 8'6 (3.81m x 2.59m)
(plus built-in wardrobe depth), uPVC double glazed window, central heating radiator

Bedroom (4)

10'8 x 9'9 (3.25m x 2.97m)
uPVC double glazed window, central heating radiator

Bedroom (5)

9'1 x 7'8 plus door recess (2.77m x 2.34m plus door recess)
Built-in storage cupboard, uPVC double glazed window, central heating radiator

Bathroom/WC

7'0 x 5'10 (2.13m x 1.78m)
White suite with panel bath with shower over, pedestal wash hand basin, low level WC, fully tiled recessed spotlights, uPVC double glazed window, central heating radiator

Externally:

Lawned Front Garden

Mature border plants and shrubs.

Double Width Driveway

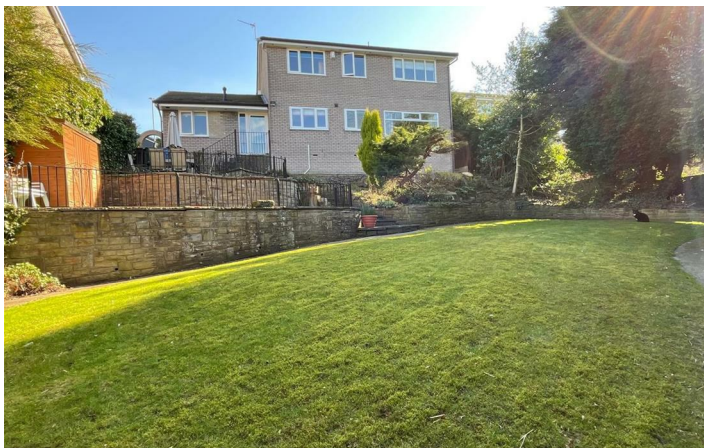
Providing off road vehicular parking

Enclosed Rear Garden

2 flagged sun terraces. The lower section of the garden has a flat lawned section. There are mature border plants, shrubs and trees that provide a high degree of screening. Outside lights. Outside taps.



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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