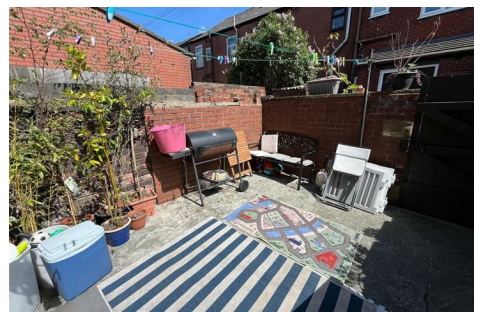


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Ridge Hill Lane, Stalybridge, SK15 1NF

This attractive stone fronted two-bedroomed middle-terrace property is situated in a most popular and convenient location with good accessibility to all local amenities and also enjoys excellent commuter links.

Ideally suited to a first time buyer, the property offers well-proportioned accommodation and an internal inspection is highly recommended.

Offers In The Region Of £145,000



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



Ridge Hill Lane, Stalybridge, SK15 1NF

- Traditional Stone Two-Bedroom Mid-Terrace
 - uPVC Double-Glazing
 - White Bathroom Suite
 - Internal Inspection Highly Recommended
- Good Accessibility To All Local Amenities
 - Gas-Fired Central Heating
 - Excellent Commuter Links
- Tameside General Hospital And Stamford Park Within The Vicinity
 - Modern Kitchen With Integrated Appliances
 - Well Placed For Local Schools

The Accommodation Briefly Comprises:

Entrance vestibule, lounge with feature fireplace, dining kitchen with integrated appliances. To the first floor there are two well-proportioned bedrooms and bathroom/WC with modern white suite.

Externally, there is a good size private enclosed rear yard.

Stalybridge town centre is within easy reach and provides a wide range of shopping and recreational amenities. The town centres bus and train stations provide excellent commuter links. Also close to hand are Stamford and Cheethams Park with Tameside General Hospital also being within closed proximity.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Vestibule

uPVC double-glazed front door.

Lounge

12'10 x 12'10 (3.91m x 3.91m)
Feature fireplace, alcove storage cupboard, uPVC double-glazed window, central heating radiator.

Dining Kitchen

12'9 x 11'1 (3.89m x 3.38m)
One and a half bowl single drainer stainless-steel sink unit, a range of wall and floor mounted units, built-in oven, four-ring ceramic hob with filter unit over, plumbing for automatic washing machine, part-tiled, tiled floor, uPVC double-glazed rear door and window, central heating radiator.

FIRST FLOOR

Landing

Bedroom 1

12'11 x 12'9 (3.94m x 3.89m)
uPVC double-glazed window, central heating radiator.

Bedroom 2

11'1 x 5'5 (3.38m x 1.65m)
uPVC double-glazed window, central heating radiator.

Bathroom/WC

8'1 x 4'6 (2.46m x 1.37m)
White suite having panelled bath with mixer shower tap attachment, low-level WC, pedestal wash hand basin, bulkhead storage cupboard, part-tiled, recess spotlights, uPVC double-glazed window, heated chrome towel rail/radiator.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "A".

VIEWINGS

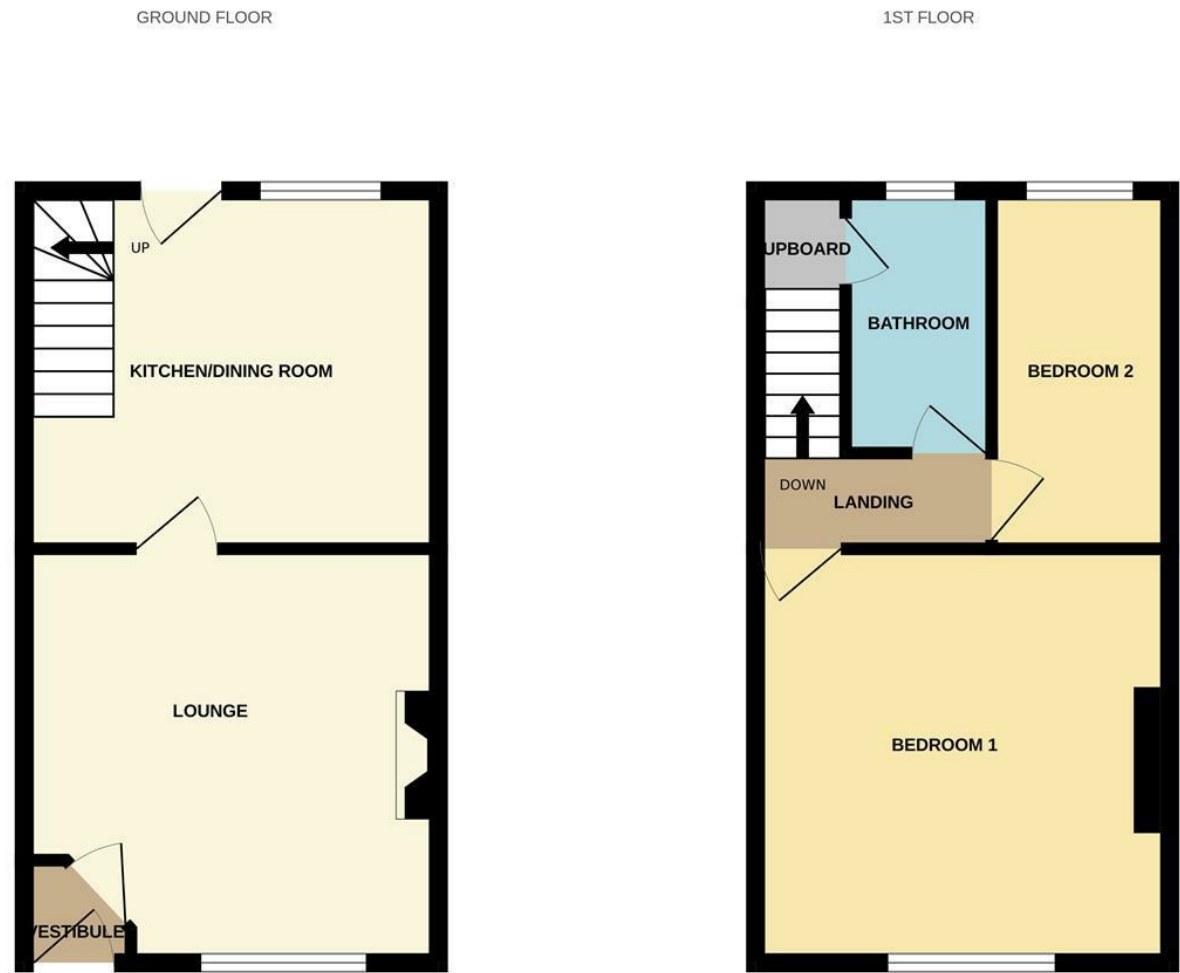
Strictly by appointment with the Agents.



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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