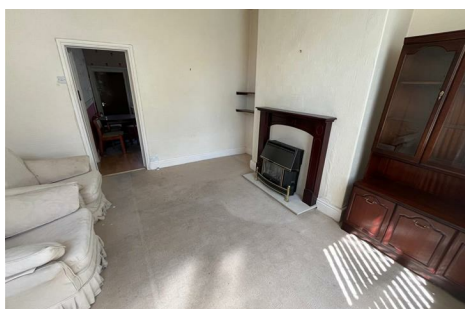


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Lord Street, Stalybridge, SK15 1UF

This well proportioned, extended, garden fronted mid terraced is now in need of general refurbishment works and is offered for sale with No Forward Vendor Chain. The property has an attic room which provides further potential and is situated in a most popular and convenient residential location. (N.B. The property has no central heating).

The property is well positioned for all the local amenities available in nearby Dukinfield, Stalybridge and Ashton under Lyne and enjoys good access to commuter links with several junior and high schools also being within the vicinity.

Price £125,000



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



Lord Street, Stalybridge, SK15 1UF

- 2 Bedroom Mid Terrace with Attic Room
 - Small Enclosed Rear Yard
 - In Need of General Refurbishment
- Extended Ground Floor Accommodation with Downstairs Bathroom/WC
 - Popular Residential Location
 - uPVC Double Glazing
- Forecourt Garden
 - Good Access to All Amenities
 - No Forward Vendor Chain

Contd.....

The Accommodation briefly comprises: Entrance Vestibule, Lounge, Dining Kitchen, rear Hallway, Bathroom/WC

To the first floor there are 2 double Bedrooms, accessed via the rear Bedroom is a useful Attic Room which provides further potential.

Externally there is a Forecourt Garden and small enclosed rear Yard area.

The Accommodation in Detail:

Entrance Vestibule

Lounge

13'6 x 12'10 (4.11m x 3.91m) including vestibule. Feature fireplace having living flame coal effect gas fire, uPVC double glazed window.

Dining Kitchen

12'1 x 10'2 (3.68m x 3.10m) Single drainer stainless steel sink unit,

range of wall and floor mounted units, plumbed for automatic washing machine, understairs storage cupboard, wall mounted gas fire, part tiled, uPVC double glazed window

Rear Hallway

uPVC double glazed rear door, built-in storage cupboard

Bathroom/WC

7'9 x 5'9 (2.36m x 1.75m) Panel bath with shower over, pedestal wash hand basin, low level WC, part tiled, uPVC double glazed window.

First Floor:

Landing

Bedroom (1)

13'5 x 12'10 (4.09m x 3.91m) Built-in wardrobes, built-in alcove storage cupboard, wall mounted gas heater, uPVC double glazed window

Bedroom (2)

12'1 x 10'2 (3.68m x 3.10m) Wall mounted gas heater, uPVC double glazed window, access to attic room

Attic Room

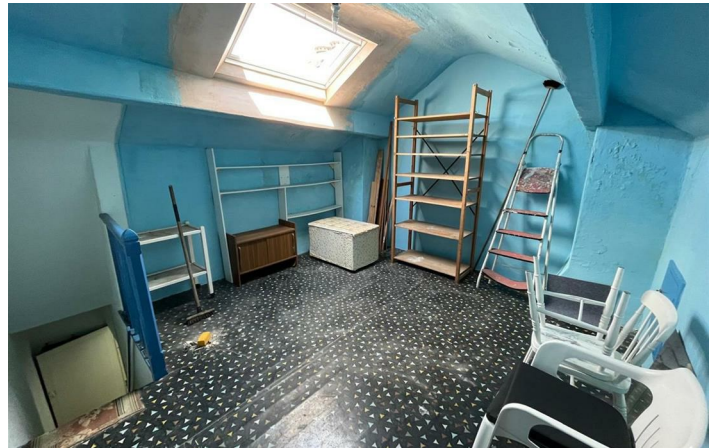
12'10 x 12'1 (3.91m x 3.68m) Double glazed Velux window.

Externally:

Forecourt Garden.
Private enclosed rear Yard.



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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