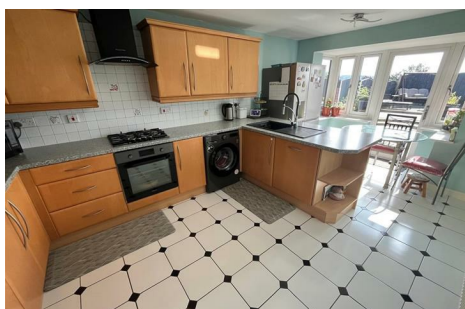


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

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



Cedar Avenue, Stalybridge, SK15 3GD

Superbly presented, four bedroom executive, family home which enjoys stunning views to the rear and comes onto the market in excellent decorative order throughout with well proportioned living accommodation. Situated in a popular and convenient residential location with good access to all amenities the property is considered to be ideal for a growing family and we would encourage interested parties to view the property internally at their earliest convenience.

The property is well placed for Stalybridge Town Centre which provides a range of shopping and recreational amenities as well as excellent commuter links via its bus and train stations. Local junior and high schools are within close proximity with several countryside walks also on the door step.

Price £485,000

Cedar Avenue, Stalybridge, SK15 3GD

- Well Proportioned 4 Bedroom Detached Property
- Good Sized Driveway with Parking for Several Vehicles
- Popular Residential Location
- Internal Inspection Essential
- Up-graded by the Present Owners to a High Standard
- uPVC double glazed Conservatory
- 3 Bathrooms
- Delightful Open Aspect with Long Range Views to Rear
- Sylishly Re-fitted Family Bathroom and En-suite
- Convenient for Local Junior and High Schools

Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Cloaks/WC, main Lounge with feature fireplace and leading to the uPVC double glazed Conservatory, Dining Room, Sitting Room, delightful Breakfast Kitchen with views to the rear

To the first floor there are 4 well proportioned Bedrooms (Master Bedroom having re-fitted En-suite), Bedroom 2 with En-suite Shower Room, Family Bathroom/WC stylishly re-fitted with jacuzzi bath

Externally there is a substantial front driveway providing ample off road parking, to the rear the garden area has been landscaped and provides a delightful outdoor entertaining space

The Accommodation in Detail:

Entrance Hallway

Solid wooden flooring, double glazed composite style security door plus uPVC double glazed side light, understairs storage cupboard, central heating radiator

Living Room

13'10 x 13'6 plus box bay window 6'3 x 2'4 (4.22m x 4.11m plus box bay window 1.91m x 0.71m)

Solid wood flooring, feature fireplace with living flame coal effect gas fire, uPVC double glazed box bay window with French doors to the Conservatory, central heating radiator

Conservatory

13'3 x 10'5 maximum (4.04m x 3.18m maximum) uPVC double glazed, tiled floor, central heating radiator

Dining Room

17'4 x 7'11 reducing to 7'4 (5.28m x 2.41m reducing to 2.24m)

uPVC double glazed window, central heating radiator

Sitting Room

11'8 x 9'2 maxium (3.56m x 2.79m maxium)

uPVC double glazed window, central heating radiator, solid wooden flooring

Breakfast Kitchen

16'6 reducing to 13'6 x 10'3 reducing to 7'0 (5.03m reducing to 4.11m x 3.12m reducing to 2.13m)

(uPVC box bay window 6'3 x 2'3), single drainer sink unit with a range of wall and floor mounted units, built-in oven, four ring gas hob with extractor unit over, integrated dishwasher, plumbed for automatic washing machine, tiled floor, part tiled walls, central heating radiator

Cloaks/WC

Solid wooden flooring, low level WC, wash hand basin, uPVC double glazed window, central heating radiator

First Floor:

Landing

Loft access, built-in storage cupboard, central heating radiator

Bedroom (1)

12'3 x 12'2 plus dressing area (3.73m x 3.71m plus dressing area)

built-in wardrobes, 3 uPVC double glazed windows, built-in storage cupboard, 2 central heating radiators

En-suite

re-fitted suite having shower cubicle with wash hand basin with vanity storage unit below, low level WC, fully tiled, tiled floor, heated towel rail/radiator, uPVC double glazed window, recessed spotlights

Bedroom (2)

13'8 reducing to 9'10 x 8'0 reducing to 3'6 (4.17m reducing to 3.00m x 2.44m reducing to 1.07m)

built-in wardrobes, uPVC double glazed window, central heating radiator

En-suite

white suite having shower cubicle, pedestal wash hand basin, low level WC, part tiled, uPVC double glazed window, central heating radiator

Bedroom (3)

10'5 x 8'10 (3.18m x 2.69m)

uPVC double glazed window, central heating radiator

Bedroom (4)

10'5 x 7'1 (3.18m x 2.16m)

uPVC double glazed window, central heating radiator

Family Bathroom/WC

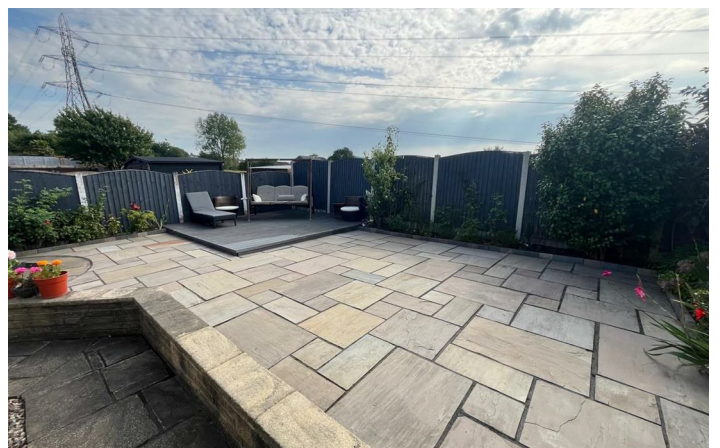
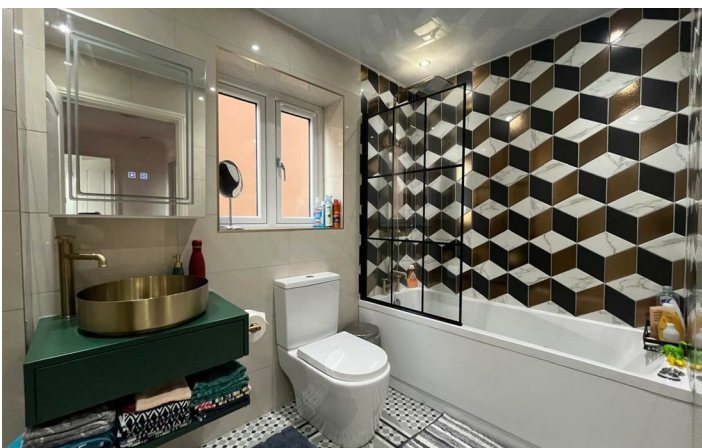
re-fitted suite comprising jacuzzi style panel bath with shower over, wash hand basin, low level WC, heated towel rail/radiator, fully tiled, recessed spotlights, uPVC double glazed window

Externally:

The front garden has been block paved to provide off road parking for several vehicles. The rear garden has been landscaped with flagged and decked areas providing low maintenance entertaining space with border plants and shrubs.



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.

