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## Rayners Close, Stalybridge, SK15 1TJ

Dawsons are pleased to offer for sale this four/five bedroom detached property, situated in a cul de sac position on a popular development close to Stalybridge town centre. The property offers good sized living accommodation with five double bedrooms, three reception rooms, driveway for several vehicles and a larger than average South Facing garden to the rear. Viewing recommended.

**Offers Over £400,000**

# Rayners Close, Stalybridge, SK15 1TJ

- Detached Family Home
- Downstairs WC/Utility Room
- Driveway with Parking For Several Vehicles
- Five Double Bedrooms
- South Facing Rear Garden
- Viewing Recommended
- Three Reception Rooms
- Quiet Cul De Sac Location

## GROUND FLOOR

### Entrance Hall

Door to front, doors leading to:

### Lounge

11'1" x 14'5" (3.4 x 4.4)

uPVC double glazed bay window, radiator, double doors to dining room, central heating radiator.

### Dining Room

8'6" x 10'9" (2.6 x 3.3)

Central heating radiator, uPVC double glazed patio doors leading to conservatory.

### Kitchen

9'10" x 11'9" (3 x 3.6)

uPVC double glazed window to rear, fitted with a range of modern wall and floor mounted units with work surface/splashbacks over, built in electric hob with extractor fan over, built in double oven, clad ceiling with inset ceiling downlights, central heating radiator, large pantry space.

### Conservatory

uPVC double glazed windows, uPVC double glazed French doors leading onto garden.

### Utility WC

11'1" x 5'6" (3.4 x 1.7)

uPVC double glazed window to side, fitted with a low level WC and wash hand basin, plumbing for washing machine, space for dryer and fridge/freezer, half tiled walls, central heating radiator.

### Reception Room / Bedroom

16'8" x 8'2" (5.1 x 2.5)

uPVC double glazed window to front, door leading to the utility/WC, central heating radiator.

## FIRST FLOOR

### Landing

6'2" x 7'2" (1.9 x 2.2)

Access to boarded loft, doors leading to:

### Bedroom (1)

12'5" x 11'1" (3.8 x 3.4)

uPVC double glazed window to front, central heating radiator, fitted wardrobes, door to:

### En-Suite

4'11" x 5'6" (1.5 x 1.7)

uPVC double glazed window to front, fitted with an enclosed shower, vanity wash hand basin and low level WC, tiled walls, chrome towel rail.

### Bedroom (2)

8'2" x 11'9" (2.5 x 3.6)

uPVC double glazed window, central heating radiator.

### Bedroom (3)

7'10" x 8'6" (2.4 x 2.6)

uPVC double glazed window, central heating radiator.

### Bedroom (4)

8'6" x 8'2" (2.6 x 2.5)

uPVC double glazed window, central heating radiator.

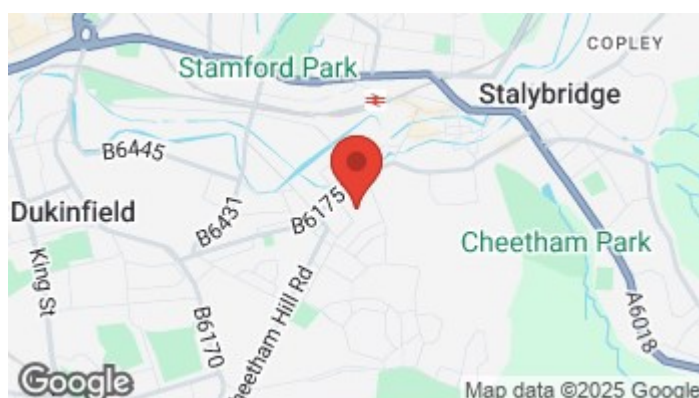
### Bathroom

6'10" x 5'2" (2.1 x 1.6)

uPVC double glazed window, fitted with a three piece suite comprising panelled bath with shower over, low level WC, wash hand basin, part tiled walls, central heating radiator.

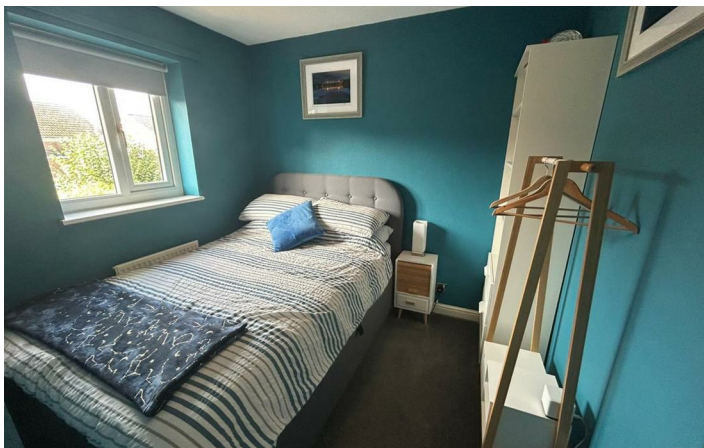
### Externally

Lawned garden and shrub borders to front, driveway with parking for several vehicles. Gate to side. Enclosed larger than average, South Facing garden to rear with paved patio and good sized lawned area.



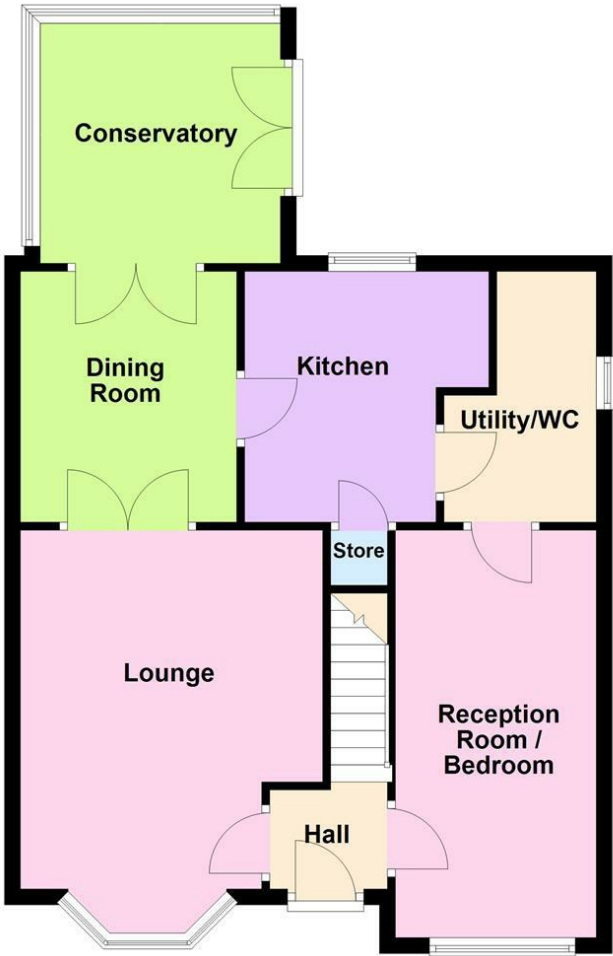
## Directions



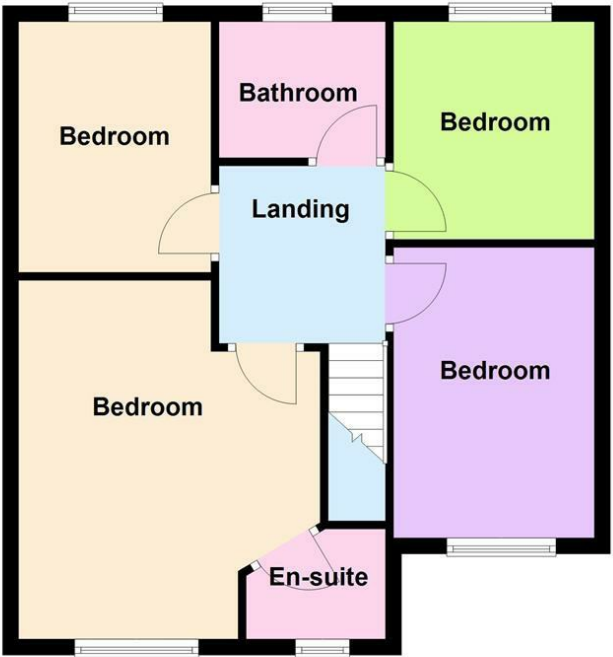


Floor Plan

Ground Floor



First Floor



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