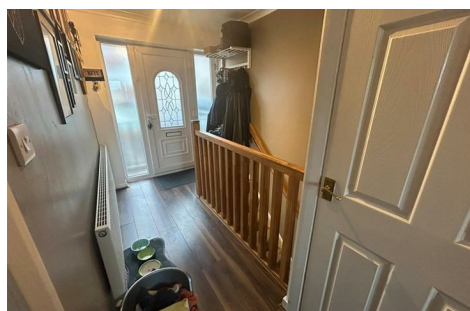


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

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



Cherry Grove, Stalybridge, SK15 2HE

This well presented three bedroom semi-detached property is situated in a popular and convenient residential location and enjoys stunning panoramic views to the rear aspect.

An internal inspection is highly recommended to fully appreciate the size of accommodation on offer.

The property is well placed for Stalybridge town centre and enjoys excellent commuter links and is also within easy reach of local junior and high schools.

Offers Over £240,000

Cherry Grove, Stalybridge, SK15 2HE

- Well Presented Three Bed Semi-Detached
- Easy Access To Stalybridge Town Centre
- Excellent Commuter Links
- Internal Inspection Highly Recommended
- Good Size Tiered Rear Garden
- Two Car Driveway
- Close To Cheethams Park
- Stunning Long Range Views
- Good Decorative Order
- Lounge With Double Doors To Dining Room

The Accommodation Briefly

Comprises:

Entrance hallway, lounge, dining room, separate kitchen with integrated appliances.

To the lower ground floor there are three bedrooms, bathroom/WC with white suite.

Externally, there is a two car driveway with carport. There is a low maintenance flagged front garden area whilst the larger than average tiered rear garden has a patio and lawned sections.

Stalybridge town centre is close to hand and offers a wide range of shopping and recreational amenities. The town centre's bus and train stations provide excellent commuter links and there are several local junior and high schools within reasonable travelling distance.

The Accommodation In Detail

Comprises:

GROUND FLOOR

Entrance Hallway

Laminate flooring, uPVC double-glazed front door and side lights, central heating radiator, built-in storage cupboard, loft access.

Lounge

13'1 x 10'11 (3.99m x 3.33m)

uPVC double-glazed window, central heating radiator.

Dining Room

9'2 x 8'6 (2.79m x 2.59m)

uPVC double-glazed window, central heating radiator.

Kitchen

10'1 x 8'6 maximum (3.07m x 2.59m maximum)

Single drainer stainless-steel sink unit, a range of modern wall and floor mounted units, built-in stainless-steel oven, four-ring gas hob, plumbing for automatic washing machine, part-tiled, laminate flooring, two uPVC double-glazed windows.

LOWER GROUND FLOOR

Hallway

Built-in storage cupboard, laminate flooring, uPVC double-glazed side door, central heating radiator.

Bedroom 1 (Rear)

12'8 x 9'11 (3.86m x 3.02m)

uPVC double-glazed window, central heating radiator.

Bedroom 2

11'0 x 8'11 (3.35m x 2.72m)

uPVC double-glazed window, central heating radiator.

Bedroom 3

7'10 x 7'2 (2.39m x 2.18m)

uPVC double-glazed window, central heating radiator.

Bathroom/WC

Modern white suite having panelled bath with shower over, low-level WC, wash hand basin with vanity storage unit below, fully tiled, tiled floor, recess spotlights, uPVC double-glazed window, heated towel rail/radiator.

EXTERNALLY

Two car driveway with a carport over the rear section.

Flagged front garden area.

To the rear there is a larger than average tiered garden with patio and lawned sections.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "B".

VIEWINGS

Strictly by appointment with the Agents.

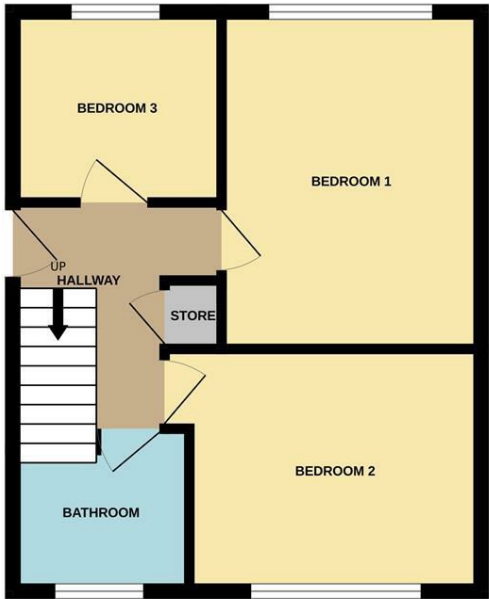


Directions

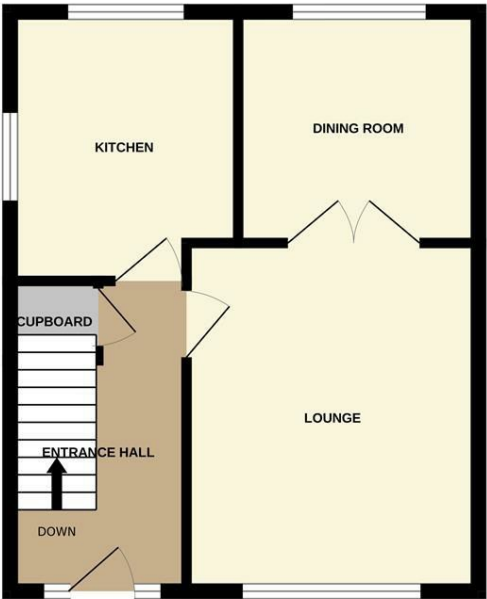


Floor Plan

LOWER GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 sq.m.) approx.

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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