

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

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High Bank Avenue, Stalybridge, SK15 2SW

Dawsons are pleased to bring to market this three bedroom, semi detached, family home. Situated in a most popular residential location with access to all local amenities. The property is offered for sale with No Forward Vendor Chain. There is a good sized integral garage with further potential to extend (STP) and we would recommend interested parties view the property at their earliest convenience.

The property is well placed for Stalybridge Town Centre which provides a range of shopping and recreational amenities. The Town Centre's bus and train stations provide excellent commuter links. Local junior and high schools are close to hand and other amenities in the vicinity include Cheethams Park, Priory Tennis Club and Gymetc.,

Offers In The Region Of £330,000

High Bank Avenue, Stalybridge, SK15 2SW

- Well Proportioned 3 Bedroom Semi Detached Property
- Driveway plus Integral Brick Built Garage
- Well Regarded Residential Location
- Easy Access to Several Local Junior and High Schools
- No Onward Chain
- uPVC Double Glazing/Gas Fired Central Heating

GROUND FLOOR

Entrance hallway

uPVC double glazed window, uPVC door, storage cupboard, stairs leading to first floor, door leading to:

Reception room

15' x 15' (4.57m x 4.57m)
uPVC double glazed window, gas central heating radiator, door leading to:

Kitchen/Dining room

9' x 18' (2.74m x 5.49m)
uPVC double glazed window, fitted with a range of wall and base units with work surface over, 2 separate sinks with mixer taps, space for cooker, overhead extractor fan, space for automatic washing machine, dishwasher, fridge and freezer, storage cupboard, part tiled, door leading to:

Office

9' x 10' (2.74m x 3.05m)
uPVC double glazed window, gas central heating radiator.

Hallway

3' x 3' (0.91m x 0.91m)
Door leading to downstairs W/C, uPVC door leading to outside.

W/C

uPVC double glazed window, gas central heating radiator, low level W/C.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13' x 11' (3.96m x 3.35m)
uPVC double glazed window, gas central heating radiator, fitted wardrobes.

Bedroom 2

11' x 11' (3.35m x 3.35m)
uPVC double glazed window, gas central heating radiator.

Bedroom 3

7' x 9' (2.13m x 2.74m)
uPVC double glazed window, gas central heating radiator.

Bathroom

7' x 6' (2.13m x 1.83m)
uPVC double glazed window, chrome heated towel rail, low level W/C, wash hand basin, panelled with overhead shower unit, part tiled walls.

Garage

9' x 13' (2.74m x 3.96m)
uPVC double glazed window, uPVC door, garage door.

Externally

Lawned garden to front with block paved driveway leading to garage, enclosed paved and lawned garden.

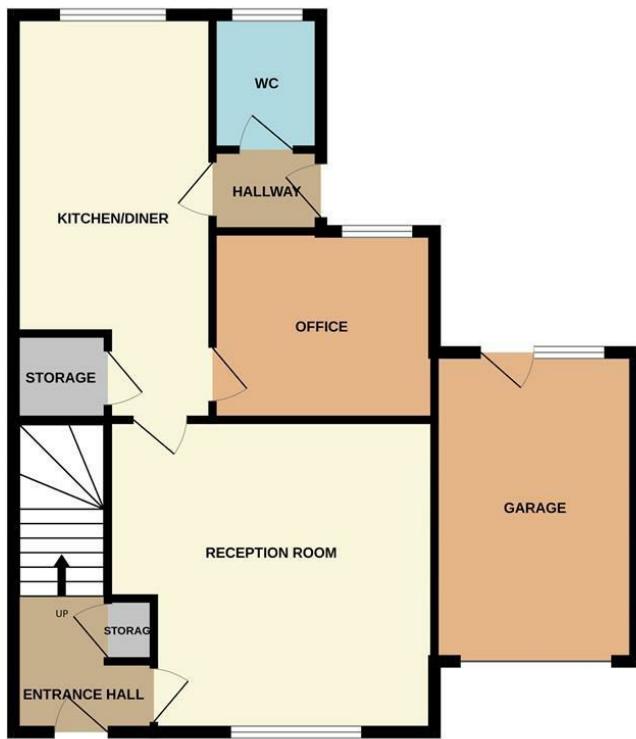


Directions

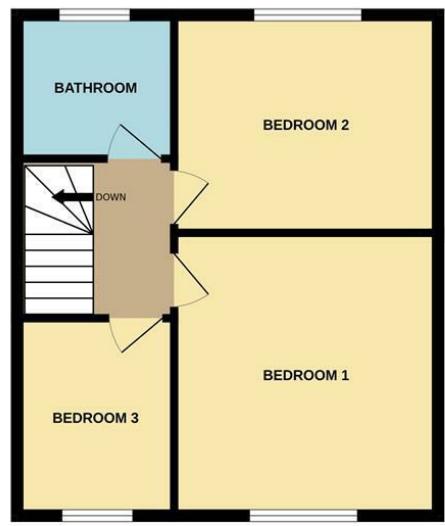


Floor Plan

GROUND FLOOR



1ST FLOOR



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 service systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Energy Efficiency Rating	
Council	Household
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
84	
63	

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Council	Household
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

England & Wales