

DAWSONS

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Huddersfield Road, Stalybridge, SK15 3DW

Dawsons are pleased to offer for sale this stunningly presented extended, double-height bay windowed, three-bedroomed semi-detached which comes onto the market in first class order and skillfully blends contemporary living with a character property. The stunning open plan family/kitchen room is worthy of particular note with bi-folding doors onto the rear garden bringing the "outside in". * Internal viewing is highly recommended to appreciate what this property has to offer * NO VENDOR CHAIN

Offers Over £320,000



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



Huddersfield Road, Stalybridge, SK15 3DW

- Extended Three-Bedroom Bay Fronted Semi-Detached
- Stylishly Re-Fitted Bathroom Suite
- Popular And Convenient Location
- Stunningly Renovated To A Particularly High Standard
- First Class Decorative Order
- Internal Inspection Simply Essential
- Contemporary Family Room/Kitchen
- Good Size Rear Garden Plot With Decked And Lawned Sections
- Good Commuter Links

The Accommodation Briefly

Comprises:

Open porch, entrance hallway, lounge with feature brick fireplace, stunning living room/kitchen with bi-folding doors onto the rear garden. To the first floor there are three well-proportioned bedrooms, family bathroom with contemporary white four-piece suite.

Externally, to the front there is recently installed block-paving whilst the good size rear garden plot has decked patio area with steps down to a good size lawned section.

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 all within easy reach making the property ideally suited to a growing family.

The Accommodation In Detail

Comprises:

GROUND FLOOR

Open Porch

Entrance Hallway

Double-glazed composite style security door with double-glazed side lights, tiled floor, understairs storage cupboard, central heating radiator, feature glass balustrade.

Lounge

11'9 x 11'9 plus bay window (3.58m x 3.58m plus bay window)
uPVC double-glazed bay window, feature brick fireplace, central heating radiator.

Living Room/Kitchen

18'8 reducing to 11'10 x 16'8 reducing to 13'9 (5.69m reducing to 3.61m x 5.08m reducing to 4.19m)

Inset stainless-steel one and a half bow sink unit with granite work surfaces and a full range of wall and floor mounted contemporary units, hot-water tap, integrated five-ring gas hob with extractor unit over, integrated oven and grill, integrated fridge-freezer, integrated dishwasher, plumbing for automatic washing machine, central island with wine chiller and breakfast bar section, double-glazed bi-folding doors onto the rear patio, uPVC double-glazed window, tiled floor, recess spotlights, two central heating radiators.

FIRST FLOOR

Landing

Loft access, uPVC double-glazed window, feature glass balustrade to the guardrail.

Bedroom 1

11'3 x 11'2 (3.43m x 3.40m)
uPVC double-glazed window, central heating radiator.

Bedroom 2

11'9 x 11'5 plus bay window (3.58m x 3.48m plus bay window)
uPVC double-glazed bay window, central heating radiator.

Bedroom 3

8'8 x 6'11 including bulkhead storage (2.64m x 2.11m including bulkhead storage)
uPVC double-glazed window, central heating radiator.

Family Bathroom/WC

8'8 reducing to 8'0 x 6'10 (2.64m reducing to 2.44m x 2.08m)
Contemporary white suite having freestanding bath, wash hand basin with vanity storage unit below, walk-in shower cubicle, low-level WC, fully tiled, tiled floor, uPVC double-glazed window, recess spotlights.

EXTERNAL

There is block-paving to the front of the property whilst to the rear there is a PVC decked patio area with glass balustrade and guardrail having steps down to a good size further lawned garden area.

TENURE

Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "C".

VIEWINGS

Strictly by appointment with the Agents.



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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