

# DAWSONS

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## Fern Bank, Stalybridge, SK15 2QY

\* Video Tour \* This superbly presented, individually designed, Executive Detached true bungalow comes onto the market in first class order throughout and boasts numerous quality features. Situated within a good sized garden plot in one of the areas most sought after locations the property boasts well proportioned, three bedroom accommodation which is augmented by a uPVC double glazed conservatory. Only an internal inspection will fully reveal the size and quality of accommodation offered by this desirable property.

**Price £545,000**



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



# Fern Bank, Stalybridge, SK15 2QY

- Individually Designed Executive Detached True Bungalow
- Substantial Integral Double Garage
- Good Sized Garden Plot
- 3 Bedroom (Master with En-suite)
- Presented to a High Standard
- Internal Inspection Essential
- Well Proportioned Living Accommodation with Conservatory
- Well Regarded Residential Location
- Fitted Wardrobes to all 3 bedrooms

## Contd.....

The property is well placed for local amenities including Cheethams Park, Priory Tennis Club and Gymetc. Stalybridge Town Centre is within easy reach and 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 also within easy reach with excellent countryside walks also in close proximity. For the security conscious an alarm system is in place.

The Accommodation briefly comprises:

Entrance Porch, Entrance Hallway, substantial Living Room with feature fireplace, Dining Room with patio doors into the uPVC double glazed Conservatory, Breakfast Kitchen, Rear Utility Porch, 3 Bedrooms all with fitted wardrobes, En-suite to Master, Family Bathroom/WC

Externally the property sits within a good sized garden plot laid mainly to lawn with flagged patio. There is a good sized driveway for several vehicles and leads to an integral double garage with electronically operated up and over door.

The property is held on a Freehold basis with the exception of a small strip of land to the side which is held on a Long Leasehold basis subject to a fixed nominal Ground Rent (please contact our office/vendor for further information).

## The Accommodation in Detail:

### Entrance Porch

uPVC double glazed front door and windows, tiled floor

### Entrance Hallway

uPVC double glazed external door and side light, laminate flooring, built-in storage cupboard, 2 sun tunnels, 2 central heating radiators, loft access

### Lounge

24'8 x 13'3 (7.52m x 4.04m)

Feature fireplace with living flame coal effect gas fire, box bay window, plus further uPVC double glazed window, 2 central heating radiators

### Dining Room

12'4 x 10'8 (3.76m x 3.25m)

Laminate flooring, central heating radiator, uPVC double glazed patio doors to the Conservatory

### Conservatory

12'9 x 10'2 (3.89m x 3.10m)

uPVC double glazed windows with French doors onto the rear garden, laminate flooring, 2 central heating radiators

### Kitchen

13'8 x 12'3 plus door recess (4.17m x 3.73m plus door recess)

One and a half bowl sink unit, range of wall and floor mounted units, built-in oven with four ring gas hob and extractor unit over, integrated dishwasher, uPVC double glazed window and rear door, recessed spotlights, part tiled, central heating radiator

### Utility Porch

7'3 x 6'2 (2.21m x 1.88m)

Plumbed for automatic washing machine and dryer with storage base unit, uPVC double glazed windows and rear door, recessed spotlights

### Bedroom (1)

16'7 reducing to 10'2 x 15'6 reducing to 8'9 (5.05m reducing to 3.10m x 4.72m reducing to 2.67m)

Full range of fitted wardrobes, uPVC double glazed window, two central heating radiators.

### En-suite

Having shower cubicle, low level WC, pedestal wash hand basin, fully tiled, uPVC double glazed window, central heating radiator

### Bedroom (2)

12'4 reducing to 9'6 x 11'11 reducing to 9'10 (3.76m reducing to 2.90m x 3.63m reducing to 3.00m)

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

### Bedroom (3)

12'3 reducing to 9'4 x 7'11 reducing to 7'1 (3.73m reducing to 2.84m x 2.41m reducing to 2.16m)

Built-in wardrobes, uPVC double glazed window, laminate flooring, central heating radiator

### Bathroom/WC

Modern white suite having tiled panel bath with shower over, half pedestal wash hand basin, low level WC, heated chrome towel rail/radiator, fully tiled, recess spotlights, tiled floor, uPVC double glazed window

### Externally:

The property sits within a good sized garden plot laid mainly to lawn with a variety of mature border plants and shrubs. There is a flagged patio area.

To the front of the garden there is a good sized driveway which provides off road parking for several vehicles, this leads to an integral double garage which is 20'7 x 16'3 with electronically operated up and over door, fitted base units with power and lighting, access into the Entrance Hallway.



## Directions



# Floor Plan

## GROUND 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 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	66	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70