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Conway Drive, Stalybridge, SK15 1BW

* Video Tour * Offering stylishly presented family sized accommodation this superb three bedroom, semi detached property occupies a delightful cul de sac position and is set within a larger than average mature garden plot.

The property is ideally suited to a growing family. All local amenities are within easy reach as are several junior and high schools. Stalybridge town centre provides a range of shopping and recreational amenities as well as excellent commuter links via its bus and train stations.

Offers Over £250,000



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



Conway Drive, Stalybridge, SK15 1BW

- Stunning 3 Bedroom Semi Detached Property
- Presented to a High Standard
- Stunning Contemporary Bathroom Suite with Underfloor Heating
- Internal Inspection Essential
- uPVC Double Glazed Conservatory
- Modern Kitchen with Integrated Appliances with Granite Work Surfaces
- No Forward Vendor Chain
- Highly Regarded Cul de Sac Position
- Larger than Average Brick Built Garage plus Driveway Providing Ample Off Road Parking
- Delightful Mature Garden with Patio and further Decked Seating Area

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The Accommodation briefly comprises:

Entrance Porch, Lounge with feature inset fireplace, Dining Area open to the fully fitted Kitchen, uPVC double glazed conservatory

To the first floor there are three well proportioned Bedrooms, stunning Family Bathroom/WC

Externally there is larger than average mature garden plot with large driveway providing off road parking and leading to a detached brick built garage. The rear garden is laid to lawn with flagged patio area with a further seating area to the gable.

The Accommodation in Detail Comprises:

Entrance Porch

uPVC double glazed front door and windows, laminate flooring

Lounge

16'10 x 10'11 (5.13m x 3.33m)
with feature fireplace, living flame coal effect gas fire, uPVC double glazed window central heating radiator

Dining Kitchen

16'8 x 12'8 (5.08m x 3.86m)
Single drainer inset sink, range of modern wall and floor mounted units, granite work

surfaces, integrated fridge, freezer, washing machine and oven, four ring ceramic hob with extractor unit over, recessed spotlights, Karndean flooring, uPVC double glazed external door and window, access to conservatory

Conservatory

12'3 x 9'1 (3.73m x 2.77m)
uPVC double glazed with French doors on to the rear garden, Karndean flooring

First Floor:

Landing

loft access with access ladder, part boarded within the roof void, uPVC double glazed window

Bedroom (1)

11'0 x 10'10 (3.35m x 3.30m)
laminare flooring, bulk-head storage cupboard, plus further built-in wardrobes, uPVC double glazed window, central heating radiator

Bedroom (2)

10'11 x 9'3 max (3.33m x 2.82m max)
Bulkhead storage cupboard, uPVC double glazed window, central heating radiator

Bedroom (3)

8'3 x 7'3 max (2.51m x 2.21m max)
laminare flooring, uPVC double glazed window, central heating radiator

Bathroom/WC

7'9 reducing to 5'3 x 6'4 reducing to 5'5 (2.36m reducing to 1.60m x 1.93m reducing to 1.65m)
Contemporary white suite having panel bath with shower over, wash hand basin with vanity storage unit below, low level WC, fully tiled, tiled floor, underfloor heating, recessed spotlights, contemporary central heating radiator/towel rail, uPVC double glazed window

Externally:

There is a mature front garden area which is well stocked with a variety of border plants and shrubs. There is a driveway to the gable elevation providing ample off road parking, this leads to a detached larger than average brick built garage which is 17'4 x 11'10 with metal up and over door, power and lighting. The rear garden has a lawned section with flagged patio area and a variety of border plants and shrubs. There is a further decked seating area to the gable elevation.



Directions



Floor Plan



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