



Kgn Sean Dawson Way
Stalybridge, SK15 1FS

Offers over £375,000



There's no agent like home

This immaculately presented four-bedroom semi-detached home is a fantastic opportunity to acquire a spacious and stylish property located on a modern development completed in 2022. Situated in the highly desirable area of Stalybridge, this home offers contemporary living across three well-designed floors, ideal for growing families. The location provides easy access to schools, local shops, cafes, and essential amenities. Excellent transport links connect the area to surrounding towns and cities, while Stamford Park and Stamford Boating Lake, both within walking distance, offer beautiful outdoor spaces for relaxation and recreation.

The ground floor welcomes you with a bright entrance hall leading to a comfortable lounge, perfect for family gatherings or quiet evenings. The highlight of the ground floor is the spacious kitchen/diner, featuring modern units and French doors that open onto the rear garden, creating a seamless indoor-outdoor flow. A ground-floor WC adds extra practicality.

On the first floor, there are three generously sized bedrooms, each offering flexibility for various uses such as children's rooms, guest accommodations, or a home office. A sleek and stylish family bathroom completes this floor.

The entire second floor is dedicated to the stunning master suite, offering a private retreat. This expansive room includes a dressing area and an en-suite shower room fitted with contemporary fixtures. It's a luxurious and tranquil space, perfect for unwinding.

Externally, the property boasts a double driveway at the front, providing convenient off-road parking. The rear garden is a good size and fully enclosed, making it safe for children and pets. The garden is mainly laid to lawn with a paved patio area, ideal for alfresco dining, entertaining, or simply enjoying the outdoors.

This exceptional property with its combination of modern design, thoughtful layout, and prime location make it a must-see. Early viewing is strongly recommended!



GROUND FLOOR

Entrance Hall

Door to front, stairs leading to first floor, doors leading to:

WC

Two piece suite comprising, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to front.

Lounge 18'8" x 9'7" (5.69m x 2.91m)
Double glazed window to front, double glazed window to side

Kitchen/Diner 10'9" x 17'1" (3.28m x 5.20m)
Fitted with a matching range of base and eye level units with worktop space over, matching island unit, providing extra workspace, storage and seating, inset sink and drainer with mixer tap, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, built-in eye level oven, built-in hob with extractor hood over, two double glazed windows to rear, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Stairs leading to second floor, door to storage cupboard, doors leading to:

Bedroom 1 15'7" x 10'0" (4.76m x 3.05m)
Double glazed window to front, radiator, quad fitted wardrobes.

Bedroom 2 13'10" x 10'0" (4.21m x 3.05m)
Double glazed window to rear, radiator.

Bedroom 3 9'2" x 6'9" (2.79m x 2.05m)
Double glazed window to rear, radiator.

Bathroom 7'0" x 6'9" (2.13m x 2.05m)
Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to front, heated towel rail.

SECOND FLOOR

Landing

Door leading to:

Bedroom 4 16'0" x 13'9" (4.87m x 4.20m)

Two double glazed windows to front, radiator, door to storage cupboard, open plan to:

Dressing Area 10'1" x 8'8" (3.08m x 2.65m)
Double glazed velux window, radiator, door leading to:

Shower Room 10'1" x 4'9" (3.08m x 1.45m)
Three piece suite comprising walk-in shower area, vanity wash hand basin and low-level WC, tiled walls, double glazed velux window, heated towel rail.

OUTSIDE

Double driveway to the front. Enclosed garden to the rear mainly laid to lawn with paved patio area and double exterior power socket.

DISCLAIMER

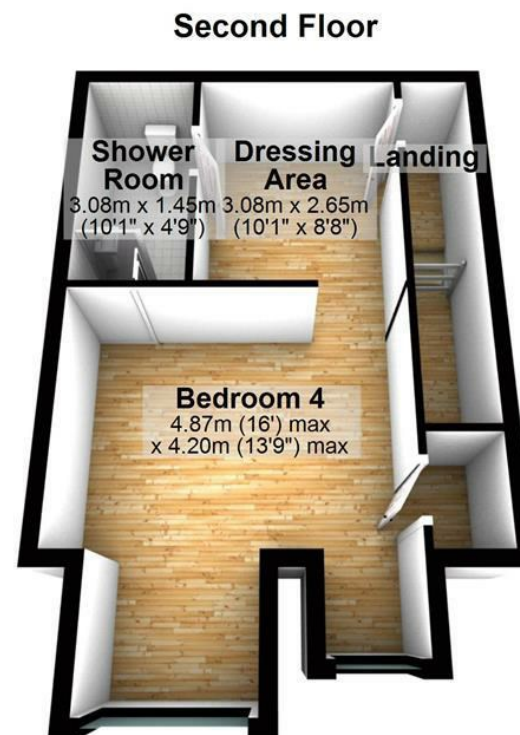
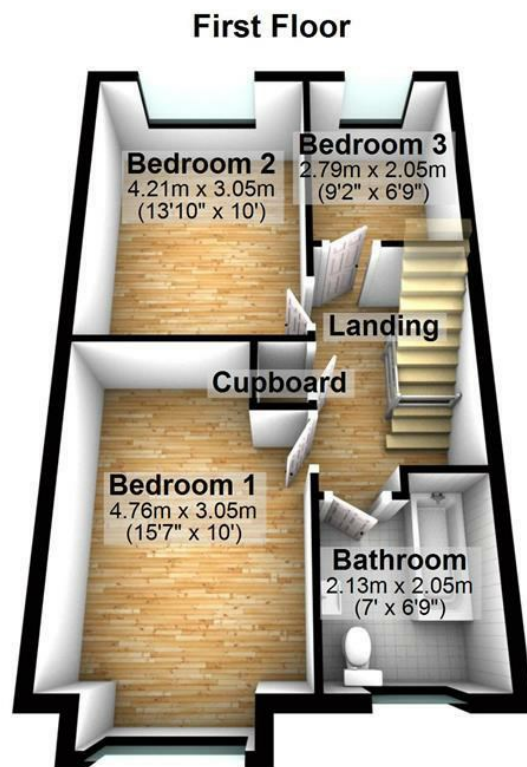
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
England & Wales		EU Directive 2002/91/EC