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Oak Tree Crescent, Stalybridge, SK15 2HQ

This well proportioned, link detached bungalow enjoys long range panoramic views to its front aspect and is situated in a popular residential location which has good access to all local amenities available in Stalybridge Town Centre.

The property is within easy reach of Stalybridge Town Centre which provides a range of shopping and recreational amenities. The Town Centre's bus and train stations provide excellent links to all the neighbouring towns and Manchester City Centre. Local schools are close to hand as is Cheethams Park.

Offers Over £260,000



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



Oak Tree Crescent, Stalybridge, SK15 2HQ

- Link Detached True Bungalow
- Good Sized Living Accommodation
- Ample Off Road Parking
- Fitted Kitchen with Built-in Appliances
- 2 Well Proportioned Bedrooms
- No Onward Chain
- In Need of Some Cosmetic Up-dating

- Panoramic Long Range Views
- Open Fields to the Rear
- Offers Excellent Potential

Contd.....

Lounge

The Accommodation briefly comprises: 15'6 x 10'0 (4.72m x 3.05m)

Feature fireplace, two uPVC double glazed windows, two central heating

Entrance Hallway, Living Room with feature fireplace, Dining Area, separate radiators

Breakfast Kitchen with integrated appliances, Inner Hallway, 2 well proportioned Bedrooms, Bathroom/WC with white suite

Dining Area

9'1 x 9'1 (2.77m x 2.77m)

uPVC double glazed window, central heating radiator

Externally the property has a good sized **Kitchen**

lawned front garden with block paved driveway which provides ample off road parking. The driveway leads to an attached brick built single garage. To the rear there is a flagged patio with further tiered garden with a variety of mature border plants and shrubs.

Beyond the rear garden lie open fields.

The Accommodation in Detail:

Entrance Hallway

uPVC double glazed front door and side light, built-in storage cupboards, central heating radiator

Inner Hallway

Loft access, built-in storage cupboard

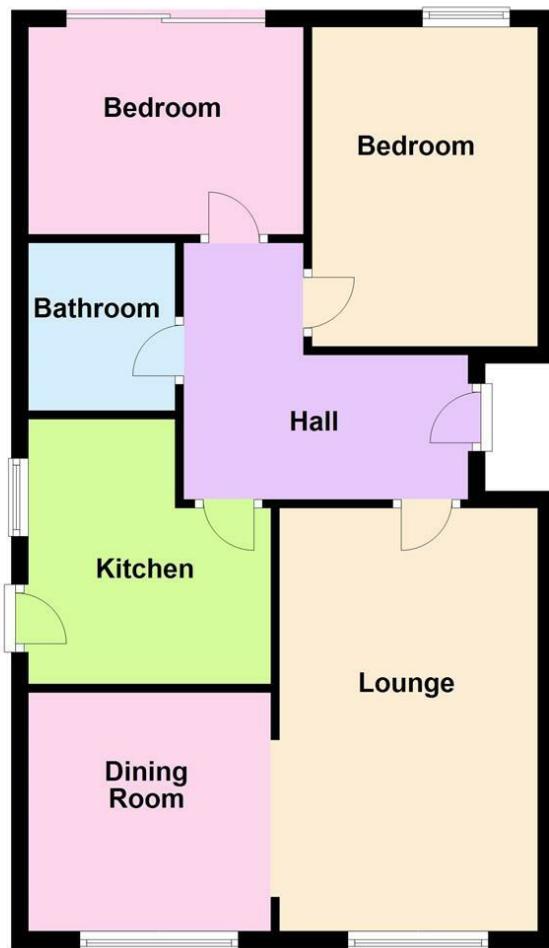


Directions



Floor Plan

Ground Floor



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	
EU Directive 2002/91/EC	
England & Wales	England & Wales

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	England & Wales