

## 5 Kgn Sean Dawson Way, Stalybridge, SK15 1FS

**70% Shared ownership £273,000**

Part of an exclusive development completed in 2022, this stunning semi detached family home offers stylish, move in ready accommodation over three floors. With a show stopping master suite, no vendor chain, and the option to purchase via a Shared Ownership scheme, it is a home that truly stands out for all the right reasons.

From the moment you arrive, the kerb appeal is clear. Thoughtfully designed and beautifully presented, the property features a driveway providing off road parking for two vehicles. Step inside and you are welcomed by a spacious entrance hall with a handy WC. The entire ground floor benefits from underfloor heating, adding an extra touch of luxury.

The lounge sits to the front and is decorated in contemporary neutral tones, with dual aspect windows and sleek wall panelling. To the rear, the impressive kitchen diner is made for modern family life and entertaining, complete with a central island and double doors opening directly onto the rear garden.

The first floor offers two generous double bedrooms, a single bedroom and a modern family bathroom.

# 5 Kgn Sean Dawson Way

, Stalybridge, SK15 1FS

**70% Shared ownership £273,000**



## Shared Ownership

This home is offered for sale via a Shared Ownership scheme, allowing you to buy a 70% share (£273,000) and pay rent on the remaining 30%.

(The current owner pays approximately £207 per month, reviewed annually in line with RPI.)

Shared Ownership is available via First Choice Homes.

If you wish to pursue this option, we can put you in touch with a representative at First Choice Homes who will confirm the exact figures.

## GROUND FLOOR

### Entrance Hall

Underfloor heating. LVT flooring. Ceiling light. Door to:

### WC

Window to front elevation. Vanity wash hand basin and low-level WC. Part tiled walls. Underfloor heating.

### Lounge

18'8" x 9'7" (5.69m x 2.91m)  
Window to front elevation. Window to side elevation. Underfloor heating. Ceiling light.

### 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 with

matching centre island. Sink with drainer and mixer tap. Integrated fridge/freezer. Integrated dishwasher and washing machine. Built-in eye level oven. Four ring hob with extractor hood over. Wall mounted combi boiler. Downlights to ceiling. Double doors leading out to rear garden.

## FIRST FLOOR

### First Floor Stairs and Landing

Doors to Bedrooms Two, Three and Four. Door to Bathroom.

### Bedroom Two

15'7" x 10'0" (4.76m x 3.05m)  
Window to front elevation. Radiator. Ceiling light.

### Bedroom Three

13'10" x 10'0" (4.21m x 3.05m)  
Window to rear elevation. Radiator. Ceiling light.

### Bedroom Four

9'2" x 6'9" (2.79m x 2.05m)  
Window to rear elevation. Radiator. Ceiling light.

### Bathroom

7'0" x 6'9" (2.13m x 2.05m)  
Fitted with white three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC. Part tiled walls,. Window to front elevation. Heated towel rail.

## SECOND FLOOR

### Second Floor Landing

Door to:

### Dressing Area

10'1" x 8'8" (3.08m x 2.65m)  
Skylight. Radiator. Door to Ensuite shower room. Open plan to bedroom area.

### Shower Room

10'1" x 4'9" (3.08m x 1.45m)  
Three piece suite comprising walk in double shower enclosure, vanity wash hand basin and low-level WC. Fully tiled walls. Heated towel rail. Skylight to ceiling.

### Master Bedroom

16'0" x 13'9" (4.87m x 4.20m)  
Two windows to front elevation. Ceiling light. Radiator. Door to storage cupboard.

### Outside and Gardens

Driveway parking to front for two cars. Access down side of property to rear garden. West facing rear garden mainly laid to lawn with patio area. External power sockets to rear garden.

### Additional Information

Tenure: Freehold  
EPC Rating: B  
Council Tax Band: D

### Shared Ownership

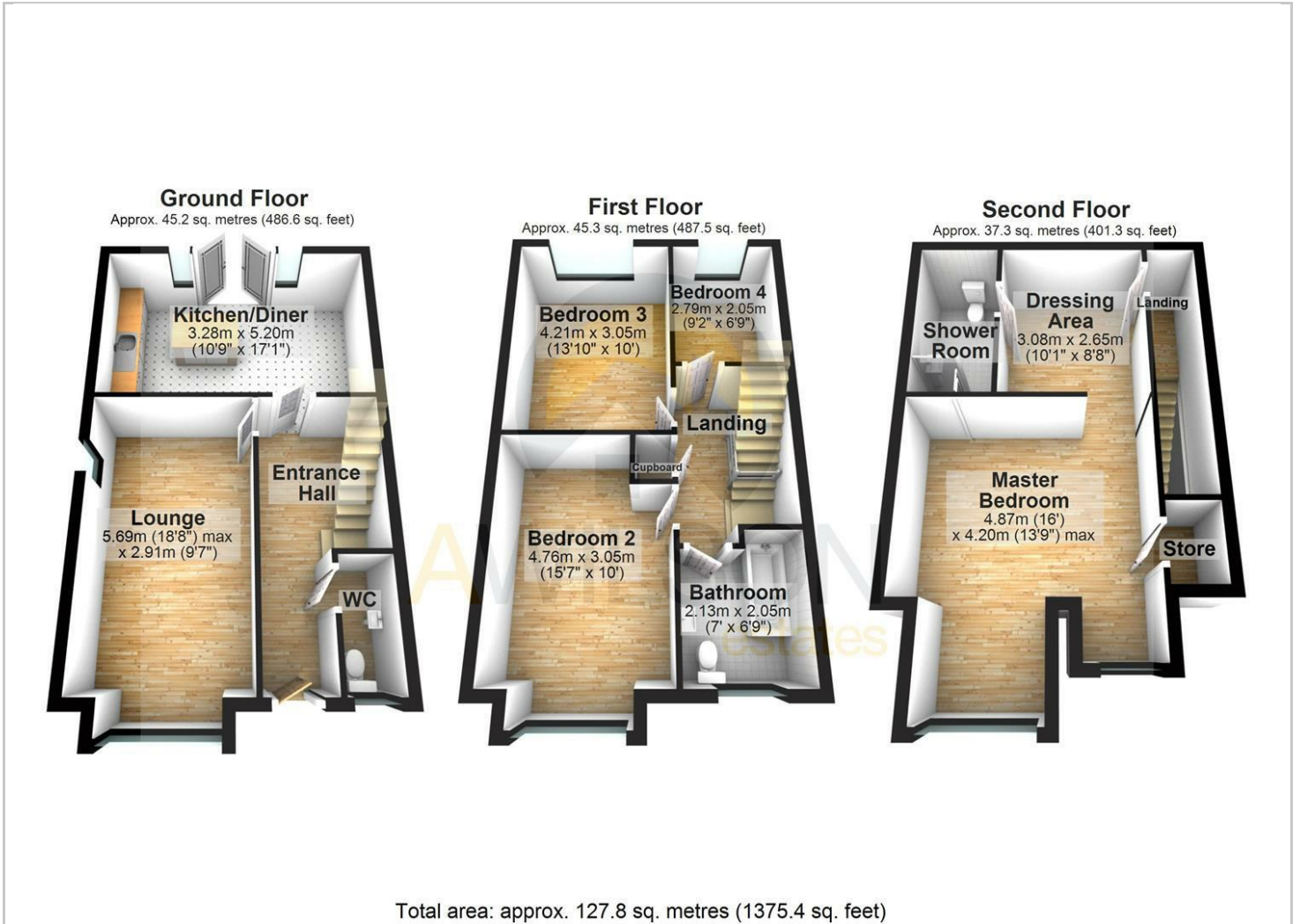
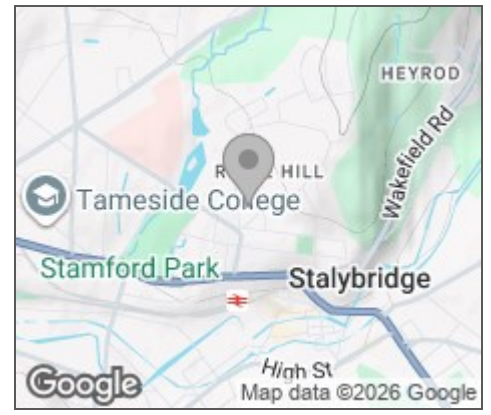
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## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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