

DAWSONS

Property Professionals since 1925

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Croft Street, Stalybridge, SK15 2LX

Dawsons are pleased to offer for sale this two bedroom mid terraced property with the added benefit of useful loft space. The property has been updated throughout and would be ideal for a first time buyer or someone looking to downsize. Viewing recommended.

Situated in a most popular and convenient location within walking distance of Stalybridge town centre with its associated amenities and excellent commuter links.

Offers In The Region Of £185,000



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



Croft Street, Stalybridge, SK15 2LX

- Mid terraced property
- Useful loft space
- Close to local amenities and schools
- Modernised throughout
- Viewing highly recommended
- Two good sized bedrooms
- Transport links within proximity

GROUND FLOOR

Living Room

12'5" x 10'8" (3.79 x 3.27)

Door to front, uPVC double glazed window, feature fireplace with inset fire, gas central heating radiator, wood and glazed double doors leading to kitchen

Kitchen/Diner

12'5" x 10'9" (3.79 x 3.28)

uPVC double glazed window, re-fitted kitchen (2023) comprising wall and base units with work surface over, inset sink and drainer with mixer tap, built in four ring gas hob with stainless steel extractor hood over, built in double oven, plumbing for washing machine, space for fridge/freezer, laminate flooring, gas central heating radiator, stairs to first floor, door leading to:

Inner hallway

Door to storage cupboard, door to bathroom, door to outside.

Bathroom

7'9" x 5'2" (2.37 x 1.58)

uPVC double glazed window to side elevation, re-fitted suite (2021) comprising a bath with rainfall shower over, vanity wash hand basin, low level WC, recessed downlights, gas central heating radiator.

FIRST FLOOR

Landing

Stairs to loft space, doors to:

Bedroom One

12'9" x 10'1" (3.91 x 3.09)

Upvc double glazed window to front elevation, gas central heating radiator.

Bedroom Two

10'10" x 12'9" (3.31 x 3.90)

Upvc double glazed window to rear elevation, gas central heating radiator.

Loft Space

16'6" x 12'7" (5.04 x 3.85)

Useful loft space with a double glazed Velux window to rear elevation, gas central heating radiator.

Externally

Enclosed yard to rear.

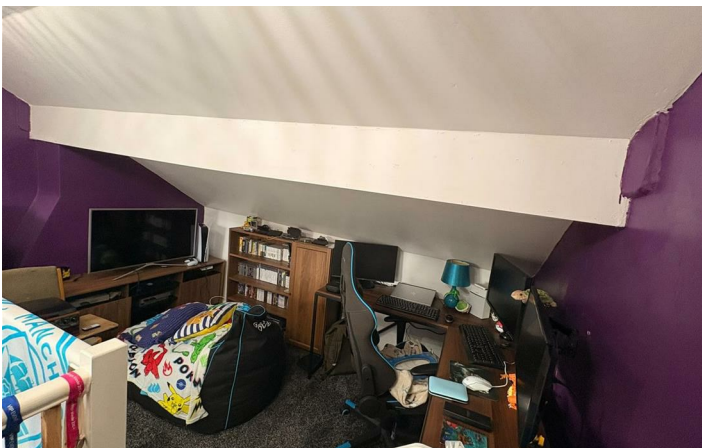
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We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .



Directions



Floor Plan



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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