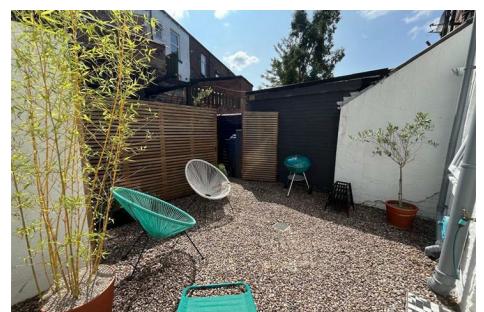


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Huddersfield Road, Stalybridge, SK15 2PT

Set back from the roadside behind a delightful forecourt garden this attractive, period, two bedroom terraced property is situated along the locally known "Honeymoon Row" and comes onto the market in first class order throughout having been comprehensively up-graded and improved by the present owner. Only an internal inspection will fully reveal the true qualities and size of accommodation on offer and is ideally suited to those looking to have ready access to all local amenities and commuter links. The property benefits from recently fitted windows to the rear (2024).

The property is situated within easy reach of Stalybridge Town Centre with its range of amenities including an increasing number of popular bars and restaurants as well as having excellent commuter links via its bus and train stations. Local junior and high schools are also within close proximity making the property suited to a wide range of prospective purchasers.

Price £225,000



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



Huddersfield Road, Stalybridge, SK15 2PT

- Modernised Stone Terrace with Retained Features
- First Class Order Throughout
- Useful Storage Cellar
- Simply Must Be Viewed Internally
- Delightful Outdoor Space to both Front and Rear
- Stylishly Re-fitted Kitchen and Bathroom
- Well Placed for all Local Amenities

- Popular "Honeymoon Row" Location
- 2 Well Proportioned Bedrooms
- Excellent Commuter Links

Contd.....

Dining Kitchen

The Accommodation briefly comprises: 11'2 x 10'4 (3.40m x 3.15m)

One and a half bowl single drainer

Entrance Vestibule, Lounge, stylishly re-fitted Dining Kitchen with integrated modern wall and floor mounted units, appliances, access to useful Storage Cellar

stainless steel sink unit, range of built-in oven, four ring ceramic hob, part tiled walls, tiled floor, recessed spotlights, uPVC double glazed window, central heating radiator.

To the first floor there are 2 well proportioned Bedrooms, Bathroom/WC Access to: with modern white suite

Useful Storage Cellar

6'10 x 5'9 plus recess alcove (2.08m x 1.75m plus recess alcove)

First Floor:

Landing

Loft access, solid oak flooring

Bedroom (1)

14'5 x 13'4 (4.39m x 4.06m)

Sliding sash window with plantation shutters, solid oak flooring, central heating radiator.

Bedroom (2)

Bedroom (2)

11'2 x 5'8 (3.40m x 1.73m)

uPVC double glazed window, solid oak flooring, central heating radiator.

Bathroom/WC

Panel bath with shower over, low level WC, wash hand basin with vanity storage unit below, heated chrome towel rail/radiator, part wood panelled walls, tiled floor, uPVC double glazed window, recessed spotlights and underfloor heating.

Externally:

The property has a delightfully well stocked forecourt garden whilst to the rear the fully enclosed courtyard garden has a gravel finish.

The Accommodation in Detail:

Entrance Vestibule

Lounge

14'5 x 13'4 (including vestibule) (4.39m x 4.06m (including vestibule))

Sliding sash window with plantation shutters, solid oak flooring, two central heating radiators.

First Floor:

Landing

Loft access, solid oak flooring

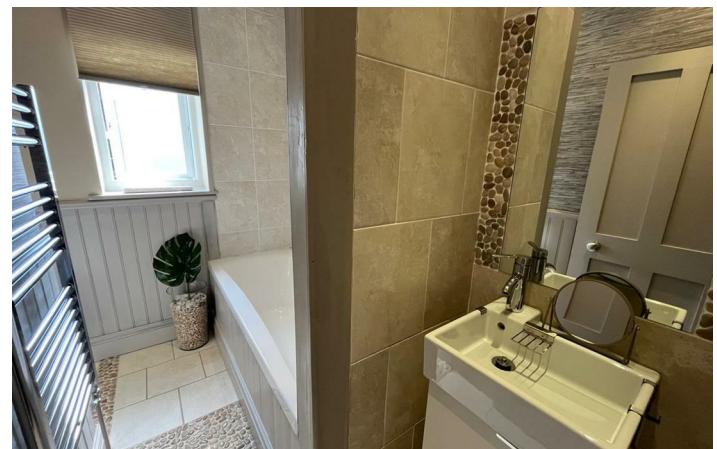
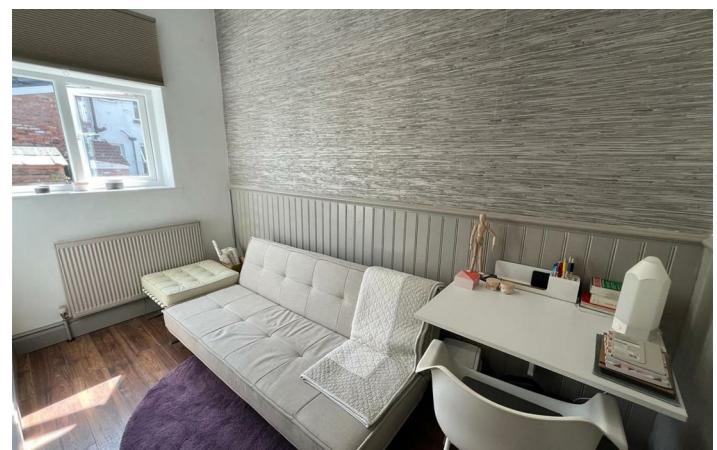
Bedroom (1)

14'5 x 13'4 (4.39m x 4.06m)

Sliding sash window with plantation shutters, solid oak flooring, central heating radiator.

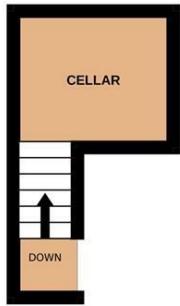
Directions



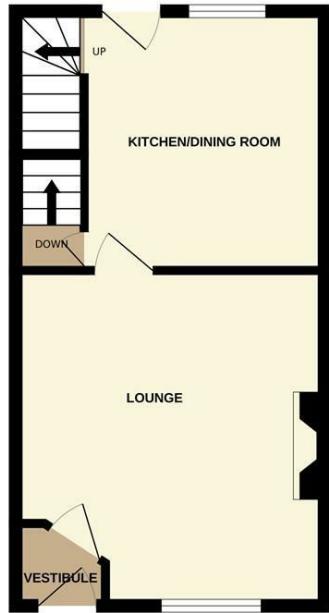


Floor Plan

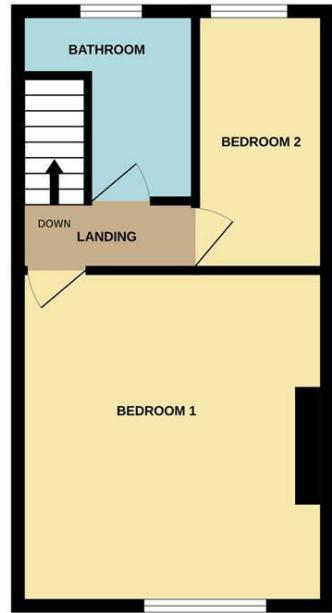
BASEMENT
58 sq.ft. (5.4 sq.m.) approx.



GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.8 sq.m.) approx.

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.
Made with Metropix ©2025

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	
Cavity	Perimeter
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	
80	
53	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Cavity	Perimeter
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	

England & Wales EU Directive 2002/91/EC