

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

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Huddersfield Road, Stalybridge, SK15 3DY

Dawsons are pleased to offer for sale this well presented two bedroomed terraced property. In brief the property comprises; entrance porch, lounge, kitchen/diner to the ground floor. Bedroom one and bathroom to the first floor and bedroom two to the third floor with stunning views of the countryside. Ideal for a variety of prospective buyers and conveniently located close to all the desired local amenities and transport links. An Internal viewing is *****HIGHLY***** recommended to fully appreciate the quality of accommodation on offer.

Offers In The Region Of £185,000

Huddersfield Road, Stalybridge, SK15 3DY

- Garden fronted two bedroom terraced property
 - Larger than average bathroom
 - Council tax band A
- Good-sized bedrooms
 - Offered with no vendor chain
 - Local amenities closeby
- Stunning views to rear
 - Private rear yard

Ground floor

Porch

uPVC double glazed windows and door, door to:

Reception room

13' x 13' (3.96m x 3.96m)
uPVC double glazed window, feature fireplace with inset fire, laminate flooring, , gas central heating radiator.

Kitchen

13' x 12' (3.96m x 3.66m)
uPVC double glazed window, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, built in oven and hob, plumbing for dishwasher and washing machine, space for fridge freezer, space for dining table, stairs leading to first floor, uPVC door leading to rear yard.

First floor

Landing

Stairs leading to second floor, doors leading to:

Bedroom 1

13' x 13' (3.96m x 3.96m)
uPVC double glazed window, laminate flooring, fitted with a range of bedroom furniture, gas central heating radiator.

Bathroom

7' x 13' (2.13m x 3.96m)
uPVC double glazed window, fitted with a four piece suite comprising; panelled bath, walk in shower cubicle, wash hand basin, low level WC, part tiled, gas central heating radiator.

Second Floor

Bedroom 2

12' x 20' (3.66m x 6.10m)
uPVC double glazed window, laminate flooring, gas central heating radiator.

Tenure

Freehold, (maybe subject to a chief rent charge to be confirmed by solicitors).

Externally

Garden fronted. Enclosed paved yard.

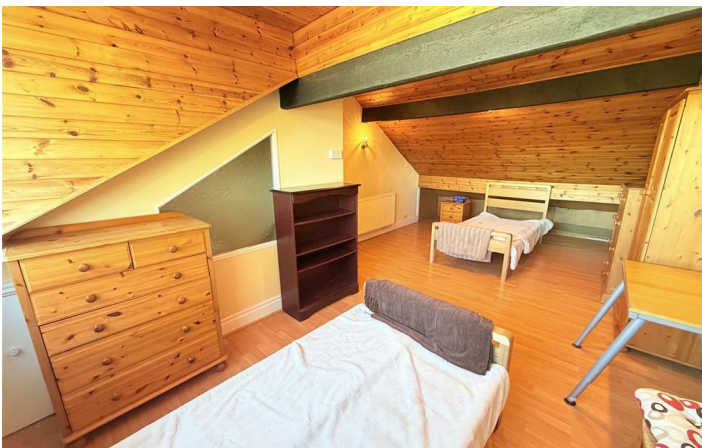
AML Checks

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 .

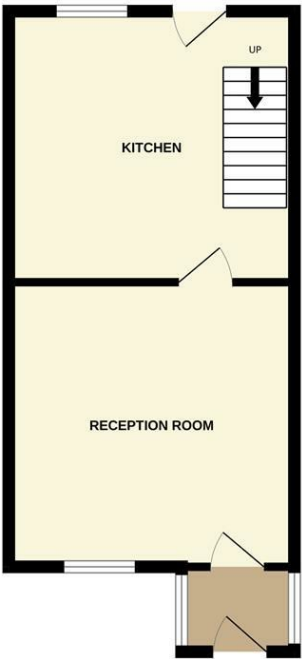


Directions



Floor Plan

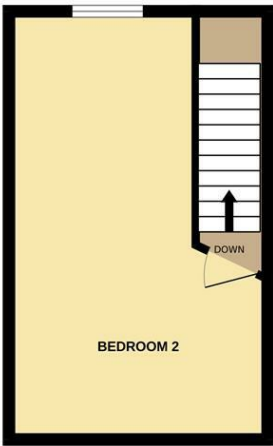
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		