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Shawfields, Stalybridge, SK15 2QH

This well presented, three bedroom, semi detached property occupies a delightful position on a popular residential estate close to all local amenities. The property comes to the market in good order throughout and is offered for sale with No Onward Chain.

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 commuter links to Manchester City Centre. Also within the vicinity there are several local junior and high schools making the property ideally suited to a growing family. Copley Recreation Centre is on the doorstep as are several countryside walks.

Offers In The Region Of £249,950

Shawfields, Stalybridge, SK15 2QH

- Well Maintained, Roland Bardsley, 3 Bedroom Semi Detached House
- Popular and Convenient Residential Cul de Sac Location
- uPVC Double Glazing/Gas Fired Central Heating
- Internal Inspection Highly Recommended
- uPVC Double Glazed Conservatory
- Fitted Wardrobes/Storage to All Bedrooms
- Private Rear Garden
- Driveway Providing Ample Off Road Parking
- Moorland Views to the Rear
- Good Commuter Links

Contd...

The Accommodation briefly comprises:

Entrance Hallway, Living Room with feature fireplace, Dining Area with uPVC double glazed patio doors to the Conservatory, Kitchen with integrated appliances

To the first floor there are three Bedrooms (each with fitted wardrobes/storage), Bathroom/WC

Externally the Front Garden is laid mainly to lawn, there is a driveway which runs along the gable elevation providing off road parking for several vehicles. The fully enclosed Rear Garden offers a good degree of privacy and has a flagged patio and further lawned garden area.

The Accommodation in Detail:

Entrance Hallway

uPVC double glazed front door, central heating radiator

Lounge

13'10 x 11'8 reducing to 10'9 (4.22m x 3.56m reducing to 3.28m)
Feature fireplace with electric fire, uPVC double glazed window, central heating radiator, understairs storage cupboard

Dining Area

8'11 x 7'3 (2.72m x 2.21m)
uPVC double glazed patio door, central heating radiator

Kitchen

9'3 x 7'4 (2.82m x 2.24m)
One and a half bowl single drainer stainless steel sink unit, range of wall and floor mounted units, built-in stainless steel oven, four ring gas hob with filter unit over, plumber for automatic washing machine, laminate flooring, part tiled, uPVC double glazed window

Conservatory

8'11 x 5'11 (2.72m x 1.80m)
uPVC double glazed, French doors onto the rear garden

First Floor:

Landing

Bedroom (1)

12'10 x 8'5 (3.91m x 2.57m)
Fitted wardrobes, uPVC double glazed window, central heating radiator

Bedroom (2)

10'7 x 8'6 (3.23m x 2.59m)
Fitted wardrobes, uPVC double glazed window, central heating radiator

Bedroom (3)

9'8 x 6'3 including bulkhead storage (2.95m x 1.91m including bulkhead storage)
uPVC double glazed window, central heating radiator

Bathroom/WC

6'2 x 5'6 (1.88m x 1.68m)
having panel bath with shower over, pedestal wash hand basin, low level WC, fully tiled, uPVC double glazed window, central heating radiator

Externally:

The Front Garden is laid to lawn with border plants and shrubs. There is a long driveway to the gable elevation providing ample off road parking. The fully enclosed Rear Garden has a flagged patio area with further lawned gardens with mature border plants and shrubs.

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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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