DAWSONS

Property Professionals since 1925

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Fern Bank, Stalybridge, SK15 2QY

Dawsons are pleased to offer for sale this two bedroom detached bungalow which offers spacious living accommodation. Located in one of the most sought after locations in Stalybridge, close to local schools, amenities and Cheetham Park with local countryside and country walks nearby. The property also benefits from a driveway, detached garge and extensive garden to the rear. No vendor chain.

Our clients are currently in the process of obtaining planning permission for a loft conversion which will provide an additional two further double bedrooms with an en-suite shower room.

An internal inspection is highly recommended to fully appreciate the size and quality of accommodation on offer.

Offers In The Region Of £350,000

Fern Bank, Stalybridge, SK15 2QY

- Detached Bungalow
- Spacious Living Accommodation
- Planning Permission Applied For Loft Conversion For 2 Bed Plus En-Suite
- Well Regarded Residential Location
- Extensive Rear Garden
- No Onward Chain
- Viewing Highly Recommended

Entrance Porch
Door to front, door to:

Hallway
Gas central heating radiator, doors to:

Lounge
15' x 11' (4.57m x 3.35m)
Two uPVC double glazed windows, feature fireplace with inset fire, two gas central heating radiators.

Kitchen/Diner
17' x 12' (5.18m 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 double oven and hob with extractor over, gas central heating radiator, door to utility, sliding patio doors to:

Conservatory
10' x 7' (3.05m x 2.13m)
uPVC double glazed windows, gas central heating radiator, door to rear garden.

Utility
10' x 8' (3.05m x 2.44m)
uPVC double glazed window, fitted base unit with worksurface over, inset sink and drainer, plumbing for washing machine, space for dryer, gas central heating radiator, doors to garage and rear garden.

Bedroom 1
14' x 10' (4.27m x 3.05m)
uPVC double glazed window, gas central heating radiator.

Bedroom 2
11' x 10' (3.35m x 3.05m)
uPVC double glazed window, gas central heating radiator.

Bathroom
5' x 8' (1.52m x 2.44m)
uPVC double glazed window, fitted a corner bath, shower cubicle and wash hand basin, low level WC, tiled walls and floor, gas central heating radiator.

Separate WC
2' x 5' (0.61m x 1.52m)
uPVC double glazed window, fitted with a low level WC, tiled walls and floor.

Externally
Garden to front with driveway leading to detached garage. Tiered garden to the rear with paved patio, steps up to lawned garden with mature tree and shrub borders.

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









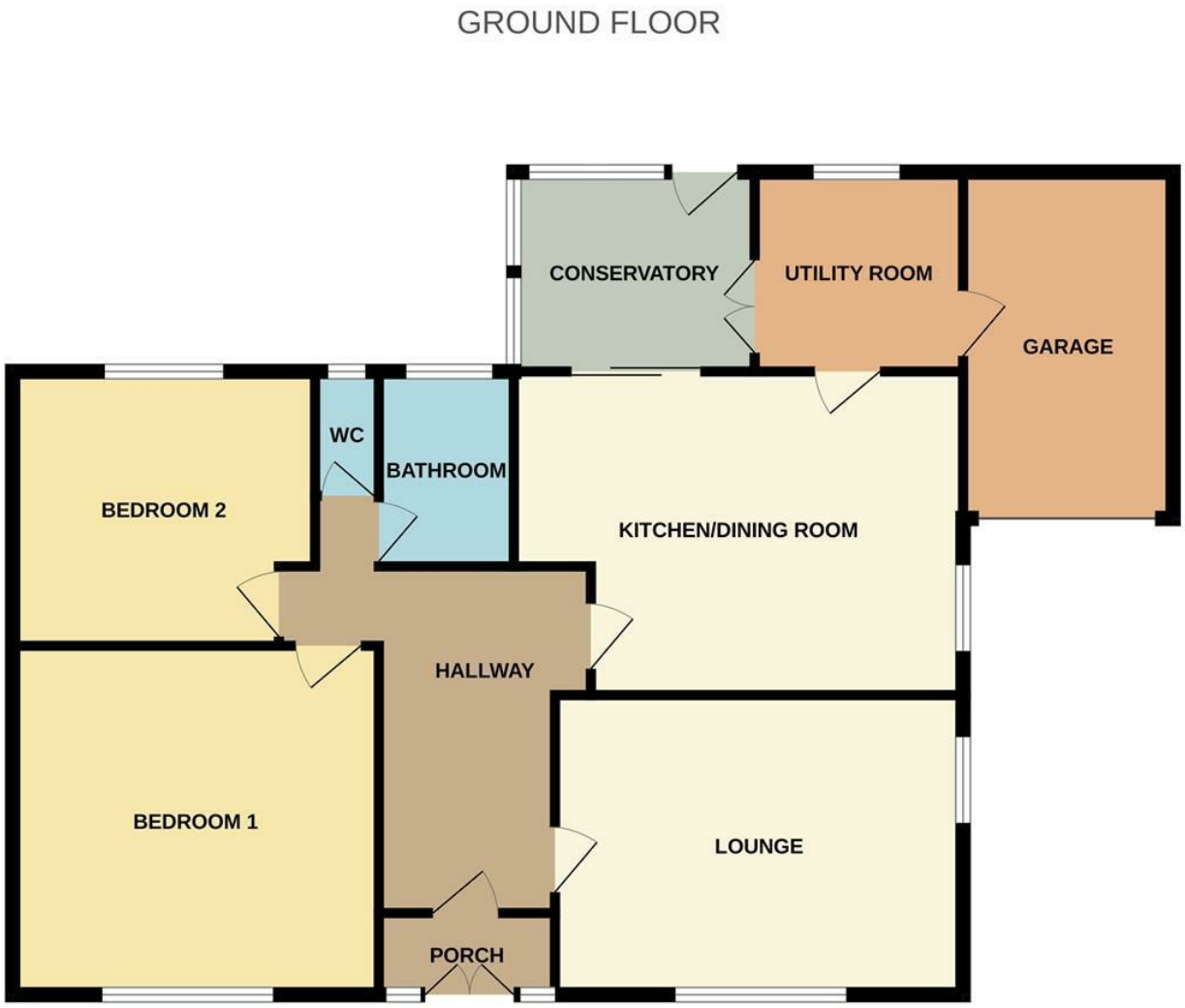








Floor Plan



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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