

DAWSONS

Property Professionals since 1925

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

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



Colbourne Grove, Hattersley, SK14 3DY

Dawsons are pleased to offer for sale this spacious three bedroom property to the market. The property offers spacious living accommodation and is for sale with * No vendor chain*.

In brief the property comprises of entrance hall, reception room and kitchen/diner to the ground floor. Three bedrooms and family bathroom to the first floor. Low maintenance garden to the front. Good sized garden to the rear, . it is also situated in a convenient location with good access to all amenities and excellent commuter links to Manchester and Sheffield. Viewing is highly recommended.

Offers Over £180,000



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



Colbourne Grove, Hattersley, SK14 3DY

- Three Good Sized Bedrooms
- Gardens to front and rear
- Viewing Recommended
- Kitchen/Dining Room
- Excellent commuter links
- Modern shower suite with separate WC
- Spacious Accommodation

GROUND FLOOR

Entrance Hallway

6'0" x 5'9" (1.84 x 1.76)

uPVC double glazed window, uPVC door, gas central heating radiator, laminate flooring, door leading to reception room, stairs leading to first floor.

Lounge/Diner

19'0" x 12'5" (5.80 x 3.8)

uPVC double glazed window, feature fireplace, gas central heating radiator, door to kitchen/dining room, uPVC French doors to rear garden,

Kitchen

17'10" x 14'6" (5.45 x 4.42)

uPVC double glazed window, fitted with a range of wall and base units with worksurface over, inset sink and drainer, space for cooker, plumbing for automatic washing machine, under stairs storage, space for dining table.

Porch

3'10" x 5'11" (1.17 x 1.82)

FIRST FLOOR

Landing

Doors leading to:

Bedroom One

10'11" x 12'5" (3.33 x 3.8)

uPVC double glazed window, gas central heating radiator.

Bedroom Two

10'11" x 12'0" (3.33 x 3.67)

uPVC double glazed window, gas central heating radiator.

Bedroom Three

7'9" x 8'3" (2.37 x 2.52)

uPVC double glazed window, gas central heating radiator.

Bathroom

7'9" x 7'3" (2.37 x 2.22)

PVC double glazed window, enclosed shower cubicle, wash hand basin, heated towel rail.

WC

2'6" x 5'6" (0.77 x 1.68)

uPVC double glazed window, gas central heating radiator, low level WC.

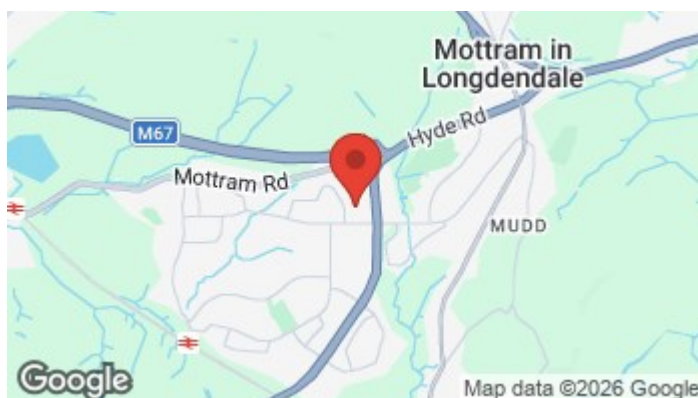
Externally

Gardens to front and rear:

AML Checks & Proof of Funds

We are required by law to conduct Anti Money Laundering (AML) and ID checks for all vendors and purchasers. A non refundable fee of £30 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 .

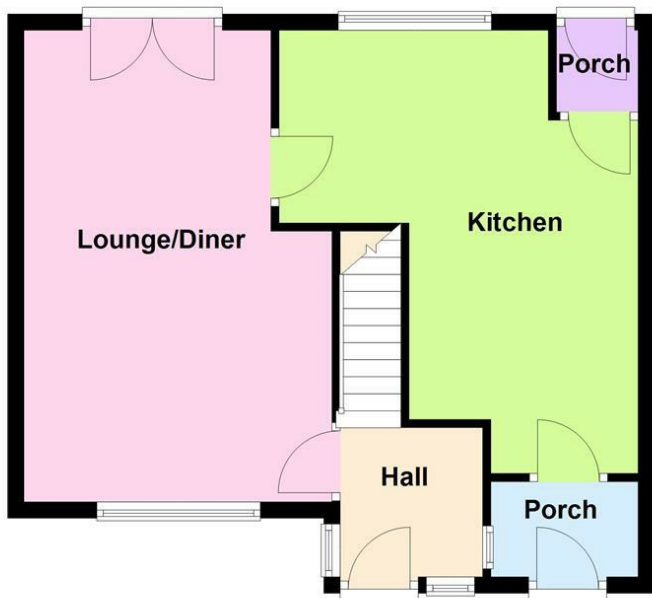


Directions

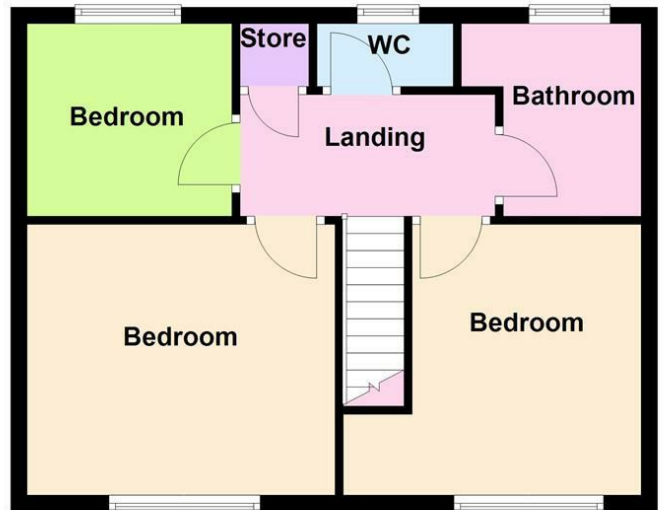


Floor Plan

Ground Floor



First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

