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Lindsay Street, Stalybridge, SK15 2LU

This attractive, stone fronted, traditional middle terraced property comes onto the market in excellent decorative condition throughout and is situated in a most popular and convenient residential location. The property has been particularly well maintained and we would strongly recommend interested parties view the property at their earliest convenience.

Stalybridge Town Centre is readily accessible with a range of shopping and recreational amenities. The Town Centre's bus and train stations provide excellent commuter links with other amenities in the vicinity including Cheetham Park and Stamford Park and Tameside General Hospital.

Offers Over £170,000



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



Lindsay Street, Stalybridge, SK15 2LU

- Stone Fronted Middle Terraced Property
- Stalybridge Town Centre with Easy Reach
- Modern Kitchen and Bathroom Fittings
- Internal Inspection Highly Recommended
- 2 Well Proportioned Bedrooms
- Excellent Commuter Links
- Fully Enclosed Rear Yard with Further Small Pleasant Garden Area Beyond
- Excellent Decorative Order Throughout
- uPVC Double Glazing/Gas Fired Central Heating
- No Forward Vendor Chain

Contd.....

The Accommodation briefly comprises: 11'6 x 10'2 (3.51m x 3.10m)

Entrance Vestibule, Lounge with feature fireplace, Dining Kitchen with integrated appliances

To the first floor there are two well proportioned Bedrooms, Shower Room/WC with modern white suite

Externally there is a private enclosed rear Yard with shared access path beyond. Adjacent to the access path there is a small pleasant further Garden Area.

The Accommodation in Detail:

Entrance Vestibule

uPVC panelled front door

Lounge

13'4 x 13'3 (4.06m x 4.04m)

Feature fireplace, uPVC double glazed window, central heating radiator

Dining Kitchen

11'6 x 10'2 (3.51m x 3.10m)

Single drainer stainless steel sink unit, range of wall and floor mounted units, built-in oven, four ring ceramic hob with chimney hood over, plumbed for automatic washing machine, understairs storage cupboard, tiled floor, part tiled walls, breakfast bar, uPVC double glazed window, PVC panel rear door, central heating radiator

First Floor:

Landing

Loft access

Bedroom (1)

13'5 x 13'1 (4.09m x 3.99m)

uPVC double glazed window, laminate flooring, central heating radiator

Bedroom (2)

11'7 x 6'0 (3.53m x 1.83m)

Laminate flooring, uPVC double glazed window, central heating radiator

Shower Room/WC

Modern white suite having shower cubicle, low level WC, pedestal wash hand basin, bulkhead storage cupboard, heated chrome towel rail/radiator, uPVC double glazed window

Externally:

Private enclosed paved rear Yard. There is a shared access path outside the rear yard with a small Garden Area beyond.



Directions



Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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		(02 plus) A	
(81-91) B		(01-01) B	
(69-80) C		(00-00) C	
(55-68) D		(05-05) D	
(39-54) E		(09-54) E	
(21-38) F		(11-38) F	
(1-20) G		(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC