DAWSONS

Property Professionals since 1925

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Elm Tree Close, Stalybridge, SK15 2HF

Dawsons are pleased to offer for sale this three bedroom property which is in need of some cosmetic upddating. Offered for sale with no onward chain. Situated in a popular and convenient location within easy reach or all local amenities and benefits from long range views to the rear. The property is ideal for a growing family with three good sized bedrooms and schools close by. Viewing recommended.

Price £189,000

Elm Tree Close, Stalybridge, SK15 2HF

- Three Bedrooms
- In Need of Cosmetic Updating
- Gardens Front & Rear
- No Vendor Chain
- Close To Schools & Amenities
- Long Range View to Rear

GROUND FLOOR

Hallway
5'4" x 13'5" (1.65 x 4.11)
Door to front, stairs to first floor, door to:

Lounge
11'3" x 22'9" (3.45 x 6.95)
uPVC double glazed window to front, feature fireplace, laminate flooring, archway to:

Kitchen/Diner
17'5" x 22'9" (5.33 x 6.95)
Two uPVC double glazed windows to rear, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, tiled splashbacks, built in oven and hob with extractor over, plumbing for washing machine, space for fridge/freezer, door to outside.

FIRST FLOOR

Landing
Doors to:

Bedroom 1
10'9" x 12'5" (3.28 x 3.79)
uPVC double glazed window, gas central heating radiator.

Bedroom 2
10'6" x 8'3" (3.21 x 2.54)
uPVC double glazed window, gas central heating radiator.

Bedroom 3
4'3" x 7'7" (1.30 x 2.33)
uPVC double glazed window, gas central heating radiator.

Bathroom
6'3" x 5'0" (1.91 x 1.54)
uPVC double glazed window, fitted with a panelled bath, wash hand basin and low level WC, tiled floor, part tiled walls, gas central heating radiator.

Outside
Garden to front, steps leading down to the entrance. Garden to rear steps down to garage.

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











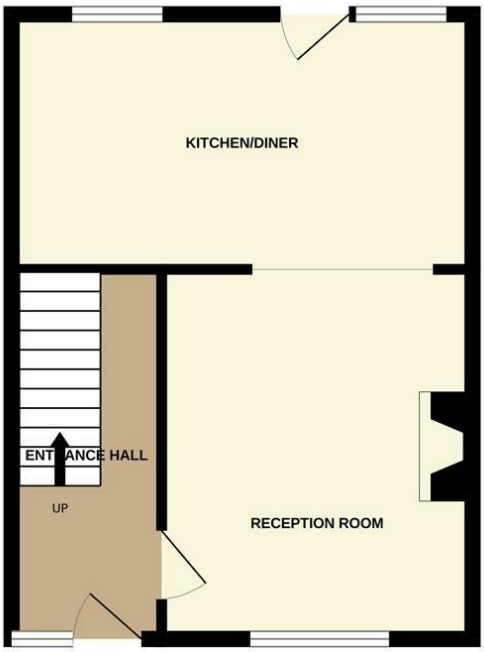



Welcome to
Gorse Hall

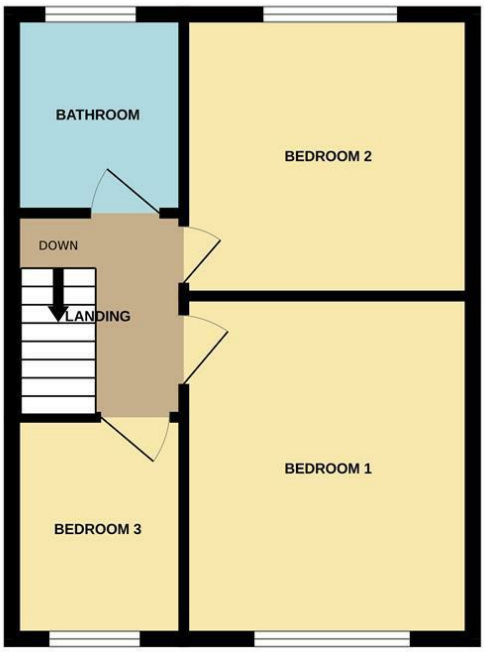


Floor Plan

GROUND FLOOR



1ST 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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