DAWSONS

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Wuthering Heights, Mottram Old Road, Stalybridge, SK15 2SZ

Dawsons are pleased to offer for sale "Wuthering Heights" situated in one of the most prestigious locations this exectuive detached property enjoys a South facing garden and stunning long range views to the rear. The property offers spacious living accommodation with lots of potential for further development and benefits from uPVC double glazing and warm air heating throughtout. Internal viewing is highly recommended.

With close access to open countryside there are numerous delightful walks, also close to hand are the ever popular Stalyhill Infant and Junior Schools. Stalybridge Town Centre provides excellent commuter links to Manchester City Centre via its bus and train links. There are also good motorway links providing road access throughout the North West.

Offers Over £550,000

Wuthering Heights, Mottram Old Road, Stalybridge, SK15 2SZ

- Executive Detached Property
- Prestigious Location
- Flexible Accommodation Ideally Suited to a Growing Family
- South Facing Garden with Long Range View
- Feature Aga Range Cooker
- Lots of Potential For Further Development
- No Forward Vendor Chain
- Internal Inspection Recommended

Ground floor

Porch
Door to front, door to:

Hall
13' x 6' (3.96m x 1.83m)
Turning staricase leading to first floor, Parquet flooring, doors to:

Lounge
12' x 15' (3.66m x 4.57m)
uPVC double glazed window, Parquet flooring.

Dining room
13' x 11' (3.96m x 3.35m)
uPVC double glazed window, Parquet flooring.

Kitchen
13' x 9' (3.96m x 2.74m)
uPVC double glazed window, fitted with a range of wall and base units with worksurface over, fitted Aga range cooker, inset sink and drainer with mixer tap, part tiled walls, breakfast bar with storage cupboard, Terrazzo tiled floor.

Utility
uPVC double glazed window, door leading to rear garden, plumbing for automatic washing machine, tiled

Downstairs WC
4' x 4' (1.22m x 1.22m)
Fitted with a two piece suite comprising pedestal wash hand basin and low level WC, tiled walls.

First floor

Landing
Feature stained glass picture window, doors leading to:

Bedroom one
15' x 12' (4.57m x 3.66m)
uPVC double glazed window, fitted with a range of bedroom furniture.

Bedroom two
13' x 11' (3.96m x 3.35m)
uPVC double glazed window.

Bedroom three
13' x 11' (3.96m x 3.35m)
uPVC double glazed window.

Bathroom
6' x 5' (1.83m x 1.52m)
uPVC double glazed window, fitted a panelled bath, vanity wash hand basin, tiled walls.

W/C
3' x 5' (0.91m x 1.52m)
uPVC double glazed window, fitted with a low level WC, tiled walls.

Externally
Lawned garden to front, block paved driveway leading to entrance and garage. Gate leading to rear garden. Large lawned garden to rear with paved patio.

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


WUTHERING HEIGHTS
1954
34













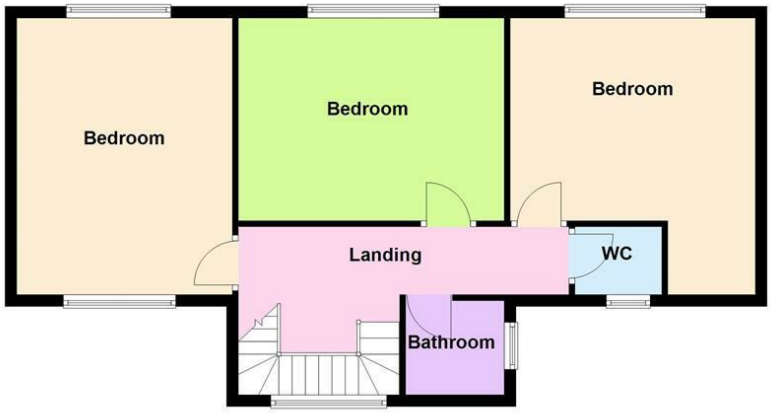


Floor Plan

Ground Floor



First Floor



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