DAWSONS

Property Professionals since 1925

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Ivy Lodge Close, Millbrook, Stalybridge, SK15 3ES

Dawsons are pleased to bring to market this three bedroom, end-terraced property. Although in need of some cosmetic updating the property offers lots of potential and offers spacious living accommodation. Occupying a good-sized plot with gardens to the front and rear and parking to the side. No vendor chain. Viewing recommended.

Situated in Millbrook set back off Huddersfield Road the property is close to local amenities, schools, Stalybridge Country Park and Stalybridge Town Centre. Also within close proximity are several local countryside walks whilst the property still enjoys good commuter links.

Price £210,000

Ivy Lodge Close, Millbrook, Stalybridge, SK15 3ES

- Three Bedroom End Terraced
- Set Back From Huddersfield Road
- Several Country Walks Within Close Proximity
- Lots of Potential
- Parking
- Viewing Recommended
- No Vendor Chain
- Amenities Within Easy Reach

Ground floor

Porch
6' x 5' (1.83m x 1.52m)
uPVC double glazed windows and door to front.

Reception room
17' x 12' (5.18m x 3.66m)
uPVC double glazed window, gas central heating radiator, stairs leading to first floor, door to:

Dining room
7' x 11' (2.13m x 3.35m)
uPVC double glazed sliding door leading to rear garden, gas central heating radiator, open to:

Kitchen
8' x 10' (2.44m x 3.05m)
uPVC double glazed window, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, tiled walls and floor, plumbing for automatic washing machine.

First floor

Landing
Doors leading to:

Bedroom 1
9' x 13' (2.74m x 3.96m)
uPVC double glazed window, gas central heating radiator, fitted wardrobes & bedroom furniture,gas central heating radiator.

Bedroom 2
8' x 8' (2.44m x 2.44m)
uPVC double glazed window, gas central heating radiator, storage.

Bedroom 3
7' x 10' (2.13m x 3.05m)
uPVC double glazed window, gas central heating radiator, storage cupboard.

Bathroom
8' x 5' (2.44m x 1.52m)
uPVC double glazed window, enclosed shower cubicle, low level WC, bidet, vanity wash hand basin, tiled walls, gas central heating radiator.

Externally
Gardens to front and rear, parking to the side.

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











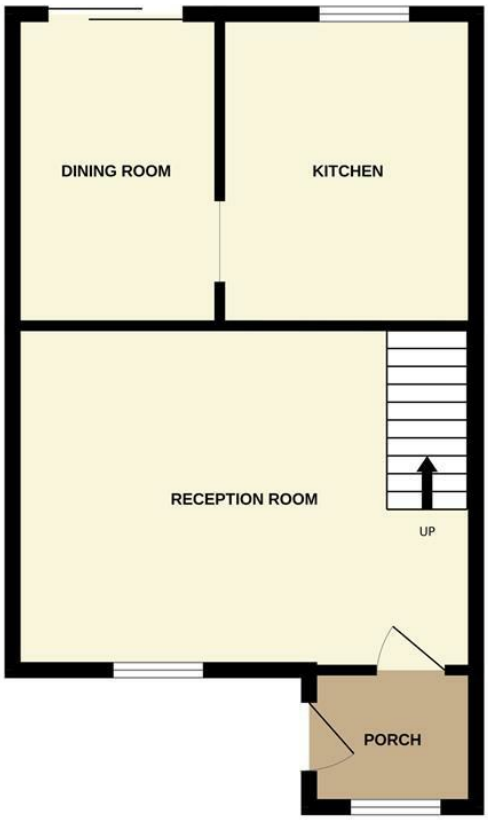

PRIVATE



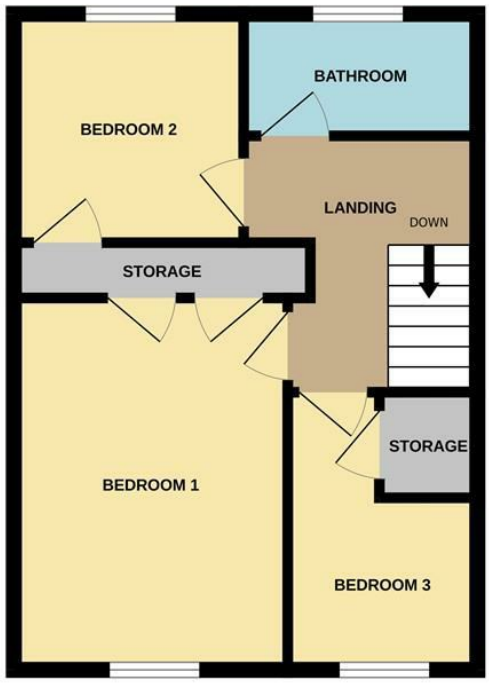


Floor Plan

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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