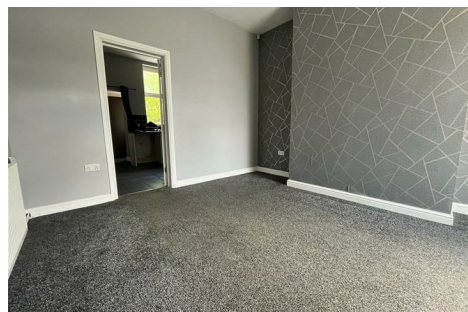
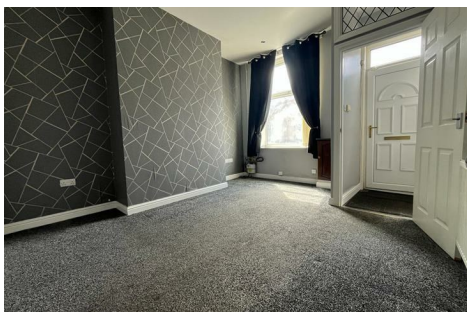


# DAWSONS

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## St. Georges Street, Stalybridge, SK15 1DD

This three-storey middle-terraced dwelling comes onto the market with No Forward Vendor Chain and is situated in a popular and convenient residential location. Whilst in need of some general updating, the property boasts three bedrooms over the upper two floors and a good size bathroom/WC with white suite.

**Price £155,000**



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



# St. Georges Street, Stalybridge, SK15 1DD

- Three-Bedroom, Three-Storey Middle-Terrace
- Good Commuter Links
- Internal Inspection Highly Recommended
- Some Upgrading Works Required
- Close To Stamford Park
- Popular And Convenient Location
- No Forward Vendor Chain

## The Accommodation Briefly

### Comprises:

Entrance vestibule, lounge, dining kitchen, rear porch. To the first floor there is a double range of wall and floor mounted units, built-in bedroom and good size bathroom/WC. To the second floor there are two further bedrooms (one with built-in wardrobes).

Externally, there is a private enclosed rear yard.

Ideally suited to those looking to impart their own taste and specification upon a property. The house is well-positioned for all local amenities with Stamford Park and Tameside General Hospital being within the vicinity. Local junior and high schools are close to hand as is Stalybridge town centre which provides a range of shopping and recreational amenities as well excellent commuter links via its bus and train stations.

## The Accommodation In Detail

### Comprises:

#### GROUND FLOOR

##### Entrance Vestibule

PVC framed and panelled front door.

##### Lounge

13'9 x 11'10 including vestibule (4.19m x 3.61m including vestibule)  
uPVC double-glazed window, central heating radiator.

##### Dining Kitchen

11'10 x 9'6 (3.61m x 2.90m)  
Single drainer stainless-steel sink unit, a built-in oven, four-ring hob with chimney hood over, plumbing for automatic washing machine, part tiled, tiled floor, uPVC double-glazed window, recess spotlights.

##### Rear Porch

uPVC double-glazed rear door.

#### FIRST FLOOR

##### Landing

Central heating radiator.

##### Bedroom 1

13'9 x 11'9 (4.19m x 3.58m)  
Alcove storage wardrobe, uPVC double-glazed window, central heating radiator.

##### Bathroom/WC

9'6 x 6'0 (2.90m x 1.83m)  
White suite having panelled bath with shower over, pedestal wash hand basin, low-level WC, part tiled, uPVC double-glazed window, central heating radiator.

#### SECOND FLOOR

##### Landing

##### Bedroom 1

11'8 x 8'0 (3.56m x 2.44m)  
Built-in wardrobes, Velux window, central heating radiator.

##### Bedroom 2

8'1 x 8'9 reducing to 7'10 (2.46m x 2.67m reducing to 2.39m)  
uPVC double-glazed window, central heating radiator.

#### EXTERNAL

Externally, there is a private enclosed rear yard.

#### TENURE

Tenure is Freehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "A".

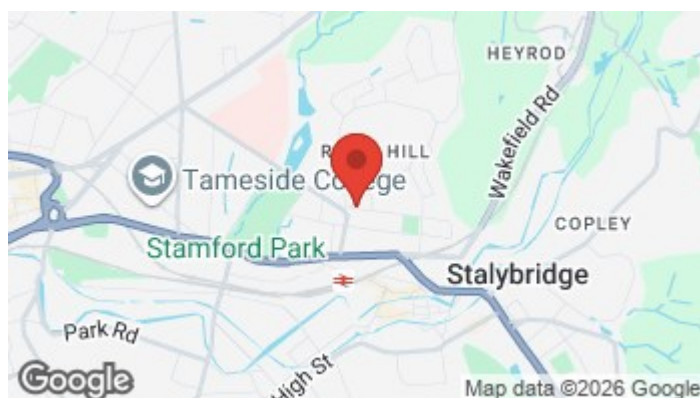
#### VIEWINGS

Strictly by appointment with the Agents.

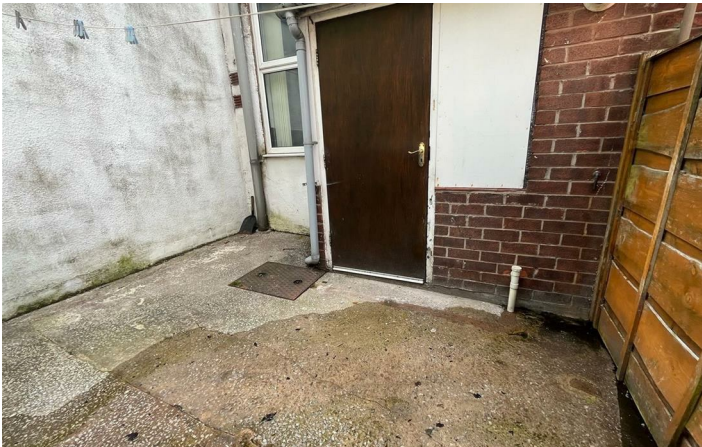
#### AML Checks

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This is a legal requirement to meet HMRC and UK law guidelines .

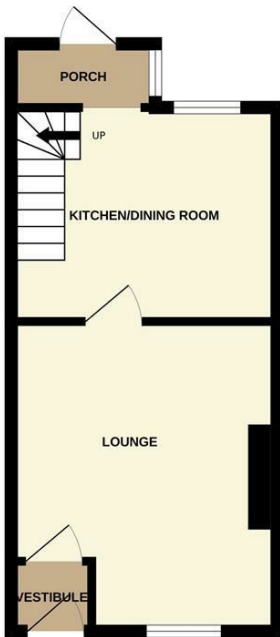


## Directions

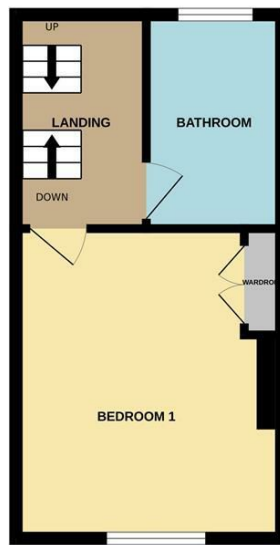


# Floor Plan

GROUND FLOOR



1ST FLOOR



2ND 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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