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Wakefield Road, Stalybridge, SK15 1AB

Dawsons are pleased to offer for sale this four bedroom property offering significantly larger than average accommodation set over four floors. The property has undergone an extensive renovation project within the last 18 months and offers stunning views of the surrounding countryside. Close to local amenities, transport links. No forward chain. Internal viewing is a must to appreciate what this property has to offer.

Price £350,000

Wakefield Road, Stalybridge, SK15 1AB

- Accommodation Over Four Floors
- 1883 Square foot
- No Vendor Chain
- Undergone Extensive Renovation
- Spacious Loft Room
- Close to Local Amenities & Transport Links
- Four Bedrooms
- Stunning Countryside Views
- Internal Viewing Highly Recommended

GROUND FLOOR

Entrance Hallway

26'10" x 5'6" (8.19 x 1.68)

Door to front, laminate flooring, stairs to first floor and down to the lower ground floor, uPVC double glazed window to rear, (ideal work space), door leading to:

Lounge

12'11" x 15'4" (3.95 x 4.69)

uPVC double glazed box bay window to front, laminate flooring, gas central heating radiator, open to:

Dinng Room

11'10" x 13'3" (3.61 x 4.04)

Laminate flooring, gas central heating radiator, uPVC double glazed Juliette balcony with stunning panoramic views.

LOWER GROUND FLOOR

Rear Hall

Doors leading to:

WC

uPVC double glazed window, low level WC.

Kitchen

11'10" x 13'11" (3.63 x 4.26)

uPVC double glazed window to rear, recently fitted kitchen comprising wall and base units with work surface over, matching freestanding island, inset sink and drainer with mixer tap, built in double electric oven, built in gas hob, fitted washer, dryer and

dishwasher, recessed downlights, stairs up to ground floor, door to outside.

Multifunctional Room

16'3" x 11'10" (4.97 x 3.62)

This room is a versatile and adaptable space which can be used for a variety of purposes, laminate flooring, gas central heating radiator, recessed downlights.

FIRST FLOOR

Landing

uPVC double glazed window, stairs to second floor, doors leading to:

Bedroom 1

12'0" x 13'2" (3.68 x 4.03)

uPVC double glazed window to rear, laminate flooring, gas central heating radiator.

Bedroom 2

12'4" x 8'5" (3.76 x 2.59)

uPVC double glazed window to front, laminate flooring, gas central heating radiator.

Bedroom 3

11'8" x 12'9" (3.57 x 3.90)

uPVC double glazed window to front, laminate flooring, gas central heating radiator.

Shower Room

uPVC double glazed window to rear, fitted with an enclosed shower cubicle, wash hand

basin and low level WC, feature glass block wall, tiled walls, tiled floor, chrome towel radiator.

Bathroom

uPVC double glazed window to front, fitted with a three piece suite comprising roll top bath with hand held shower/mixer tap attachment, pedestal wash hand basin, tiled walls, traditional style radiator.

SECOND FLOOR

Loft Room

17'8" x 15'3" (5.39 x 4.66)

Exceptionally spacious loft room, uPVC double glazed Velux window, laminate flooring, ceiling uplights, storage to eaves, gas central heating radiator.

Externally

Forecourt garden. Gate leading to rear garden. Enclosed block paved rear garden.

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



Floor Plan



Plan produced using PlanUp.

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