

# DAWSONS

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## Willows End, Stalybridge, SK15 3GG

Dawsons are pleased to bring to market this well proportioned, four bedroom detached property. Occupying a fantastic position on the ever popular Cypress Oaks development the property offers good sized bedrooms, ample parking and gardens to front and rear. The property is ideally suited to families as it is within easy reach of several junior and high schools as well as having good access to Stalybridge Town Centre with local amenities. Viewing highly recommended

**Offers In The Region Of £460,000**



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



# Willows End, Stalybridge, SK15 3GG

- Four well proportioned bedrooms
- Quiet cul-de-sac location
- Excellent Commuter Links
- Three bathrooms and downstairs W/C
- Good sized garden plot
- On the Doorstep of Countryside Walks
- Double driveway and garage
- Well presented throughout

## Ground floor

### Hallway

uPVC door, uPVC double glazed window, laminate flooring, stairs to first floor, doors leading to:

### Dining room

9' x 12' (2.74m x 3.66m)

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

### Lounge

13' x 17' (3.96m x 5.18m)

uPVC double glazed windows and French doors leading to rear garden, feature fireplace with inset Living Flame gas fire, gas central heating radiator.

### Kitchen/ Breakfast Room

19' x 10' (5.79m x 3.05m)

uPVC double glazed window, uPVC doors leading to rear garden, fitted with a range of modern wall mounted units with lighting underneath, base units with work surface over, tiled splashbacks, in sink and drainer with mixer tap, built in double oven with gas hob, extractor fan, space for integrated dishwasher, washing machine and fridge freezer, laminate flooring, inset ceiling downlights.

## Downstairs WC

3' x 8' (0.91m x 2.44m )

uPVC double glazed window, heated towel rail, low level WC, vanity wash hand basin, wall mounted mirror, part tiled walls.

## First floor

### Landing

Doors leading to:

### Bedroom one

18' x 12' (5.49m x 3.66m )

uPVC double glazed windows, fitted wardrobes, gas central heating radiators, open plan to dressing area with wardrobe, door leading to en-suite.

### En-suite

6' x 9' (1.83m x 2.74m )

uPVC double glazed window, heated towel rail, wash hand basin, low level wc, walk in shower, glass shower screen, LED mirror, tiled walls and floor.

### Bedroom two

8' x 13' (2.44m x 3.96m )

uPVC double glazed window, gas central heating radiator, fitted wardrobes, door leading to en-suite

## En suite

5' x 5' (1.52m x 1.52m )

uPVC double glazed window, heated towel rail, low level wc, walk in shower, glass shower screen, tiled flooring and walls.

## Bedroom three

9' x 6' (2.74m x 1.83m )

uPVC double glazed window, gas central heating radiator, fitted wardrobes.

## Bedroom four

6' x 10' (1.83m x 3.05m )

uPVC double glazed window, gas central heating radiator, fitted wardrobes.

## Bathroom

9' x 6' (2.74m x 1.83m )

uPVC double glazed window, panelled bath with shower, glass shower screen, low level wc, wash hand basin, part tiled, laminate flooring.

## Externally

Double driveway, rear garden with decking area.

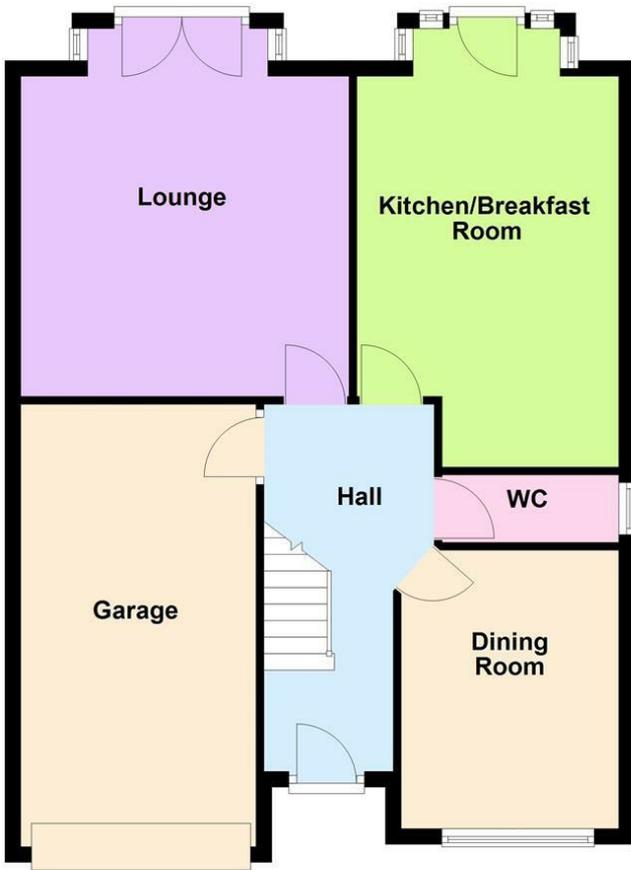


## Directions



# Floor Plan

**Ground Floor**



**First Floor**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71 → 79	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC