

DAWSONS

Property Professionals since 1925

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West Avenue, Stalybridge, SK15 1DE

Dawsons are pleased to bring to market this spacious, extended four-bedroom semi detached home. The property offers generous living accommodation ideal for growing families or buyers looking for extra space. Set in a popular residential area of Stalybridge, the property benefits from excellent local amenities, reputable schools, and convenient transport links to Manchester and surrounding towns. * Viewing recommended *

Offers In The Region Of £270,000



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



West Avenue, Stalybridge, SK15 1DE

- Extended Semi Detached Property
- Four Well Proportioned Bedrooms
- Family bathroom
- Driveway, Garage & Gardens
- Excellent Transport Links
- Close to Local Schools and Amenities

GROUND FLOOR

Hallway

uPVC front door, door leading to reception room and kitchen/diner, stairs to first floor.

Reception room

13' x 13 (3.96m x 3.96m)

uPVC double glazed bay window, feature fireplace, gas central heating radiator, laminate flooring, door leading to:

Kitchen/Diner

17' x 8' (5.18m x 2.44m)

uPVC double glazed window, gas central heating radiator, fitted with a range of wall and base units with worksurface over, inset stainless steel sink with mixer tap & draining board, built in gas hob and oven, extractor fan, uPVC double glazed window, central tiled splashbacks, space for fridge freezer, plumbing for automatic washing machine, uPVC double glazed door to rear garden, door to garage.

Garage

9' x 20 (2.74m x 6.10m)

Up and over door to front. window to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

12' x 10 (3.66m x 3.05m)

uPVC double glazed window, central heating radiator.

Bedroom 2

9' x 9' (2.74m x 2.74m)

uPVC double glazed window, central heating radiator.

Bedroom 3

9' x 10' (2.74m x 3.05m)

uPVC double glazed window, central heating radiator.

Bedroom 4

9' x 10' (2.74m x 3.05m)

uPVC double glazed window, central heating radiator.

Bathroom

6' x 7' (1.83m x 2.13m)

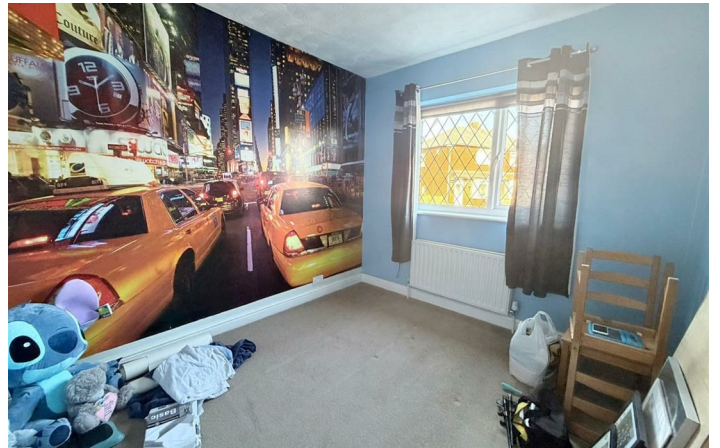
UPVC double glazed window, fitted with a three piece suite comprising corner bath with shower over, wash hand basin and low level WC, tiled walls, central heating radiator.

Externally

Double gates leading to driveway and integrated garage with up and over door. Lawned garden to front and side. Enclosed lawned garden to rear with paved patio.

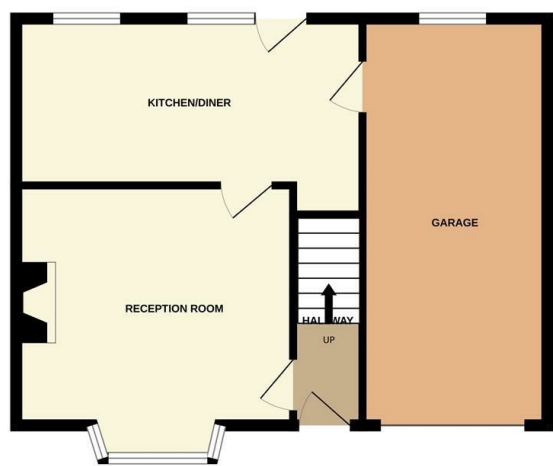


Directions

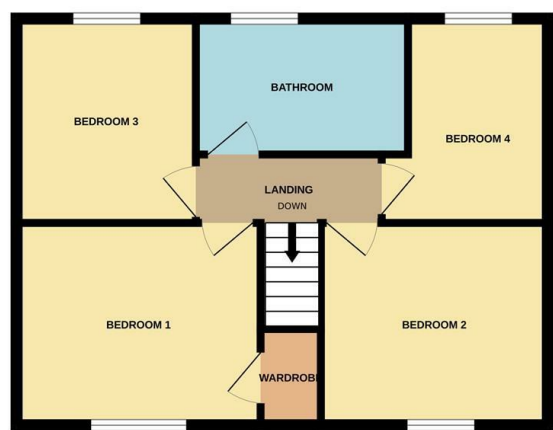


Floor Plan

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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