

# DAWSONS

Property Professionals since 1925

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## Rassbottom Brow, Stalybridge, SK15 1LT

Dawsons are pleased to offer for sale this well presented mid terraced property extended to the rear. Rassbottom Brow is a row of terraces at the top of the cobbles leading from the train station. The property has been recently updated and would be ideal for first time buyers or someone looking to downsize. No forward vendor chain. Viewing highly recommended.

Your commute could not be easier. Just walk down the cobbles and you are at the train station. Close to all local amenities including superb shopping facilities, West Hill School and Stamford Park.

**Price £185,000**



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



# Rassbottom Brow, Stalybridge, SK15 1LT

- Mid Terraced Property
- Modern Kitchen and Bathroom
- No Forwrd Vendor Chain
- Two Bedrooms
- Recently Updated
- Viewing Highly Recommended
- Two Reception Rooms
- Close to Train Station and Amenities

## Ground Floor

### Entrance Vestibule

Door to front, door to:

### Lounge

13'6" x 12'8" (4.12 x 3.88)

uPVC double glazed window, feature fireplace, gas central heating radiator, door to:

### Dining room

10'5" x 11'9" (3.20 x 3.59)

uPVC double glazed window, gas central heating radiator, stairs to first floor, door to:

### Kitchen

6'9" x 9'9" (2.08 x 2.99)

uPVC double glazed window, fitted with a range of wall and base units with worksurface/splashbacks over, inset sink and drainer with mixer tap, built in oven and hob with extractor hood over, wall mounted boiler, laminate flooring, space for washing machine and fridge/freezer, door to outside.

## First Floor

## Landing

13'2" x 5'3" (4.02 x 1.62)

Gas central heating radiator, doors leading to:

### Bedroom 1

13'11" x 13'3" (4.26 x 4.06)

uPVC double glazed window. gas central heating radiator.

### Bedroom 2

12'2" x 8'3" (3.71 x 2.52)

uPVC double glazed window, gas central heating radiator.

### Bathroom

6'9" x 9'9" (2.07 x 2.98)

uPVC double glazed window, fitted with a four piece suite comprising of; panelled bath, enclosed shower cubicle, vanity wash hand basin and low level WC, half tiled walls, laminate flooring, recessed downlights, gas central heating radiator.

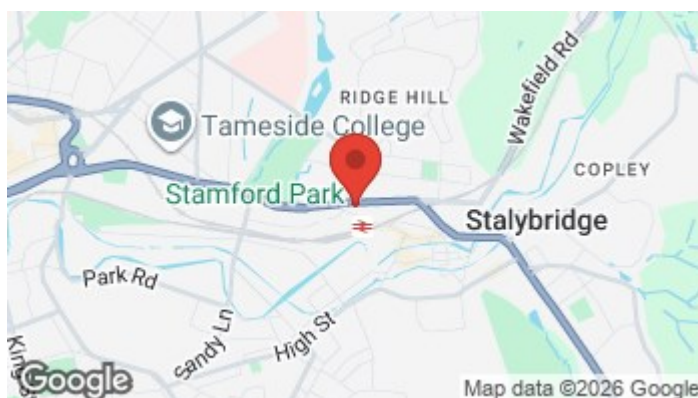
### Externally

Enclosed yard to rear with access gate.

## 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 .

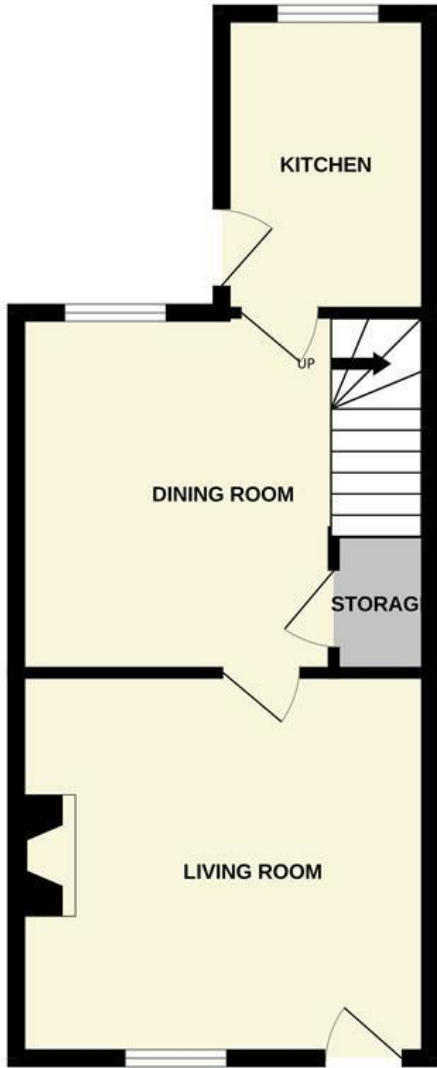


## Directions



# Floor Plan

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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