

# DAWSONS

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## Malakoff Street, Stalybridge, SK15 1TD

Dawsons are pleased to offer for sale this well proportioned three bedroom semi-detached property which comes onto the market in good order throughout and occupies a good size garden plot in a popular location.

All local amenities are readily available and we are of the opinion that the property is ideally suited to a growing family. Viewing recommended.

**Offers Over £235,000**



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



# Malakoff Street, Stalybridge, SK15 1TD

- Large plot
- Close to local amenities
- Ideal family home
- Garage
- Parking for multiple cars
- Modern kitchen with integrated appliances

## The Accommodation Briefly Comprises

Porch, lounge, dining kitchen with integrated appliances. To the first floor there are three well proportioned bedrooms, shower room/WC with modern white suite.

Externally, there is a block-paved driveway which provides off road parking for several vehicles. There is a single garage with personnel door onto the side garden, lawned gardens to the side and rear of the property.

Despite its tucked away position, the property has good accessibility to all local amenities and enjoys excellent commuter links plus having Junction 23 of the M60 on the Ashton Moss Development which provides road access throughout the North West.

## GROUND FLOOR

### PORCH

uPVC double-glazed external door and side light plus further uPVC double-glazed window

### RECEPTION ROOM

15'1" x 10'5" (4.6 x 3.2)  
uPVC double-glazed window, central heating radiator.

### KITCHEN

15'1" x 9'10" (4.60 x 3)  
Single drainer sink unit with a range of modern wall and floor mounted units, built-in stainless-steel oven, four-ring ceramic hob with glass backplate and extractor unit, two uPVC double-glazed windows, uPVC double-glazed external door, central heating radiator.

### SITTING/DINING ROOM

11'5" x 8'6" (3.5 x 2.6)  
uPVC double glazed windows and patio doors, central heating radiator.

## FIRST FLOOR

### BATHROOM

7'10" x 4'11" (2.4 x 1.5 )  
Panel bath with shower over, pedestal wash hand basin, low level WC, part tiled, uPVC double glazed window, central heating radiator

### BEDROOM 1

8'2" x 12'9" (2.5 x 3.9 )  
uVPC double glazed window, central heating radiator.

### BEDROOM 2

8'4" x 6'11" (2.56 x 2.11)  
uVPC double glazed window, central heating radiator.

### BEDROOM 3

6'6" x 9'10" (2 x 3)  
uVPC double glazed window, central heating radiator.

## GARAGE

11'5" x 11'1" (3.5 x 3.4)  
Plumbing for automatic washing machine, boiler, up and over door.

## EXTERNAL

Lawned garden to the front, driveway leading to garage, enclosed tiered garden with seating area and feature pond.

The top part of the rear garden is owned by Tameside Council and is subject to a rent charge. For any further information, please call the office.

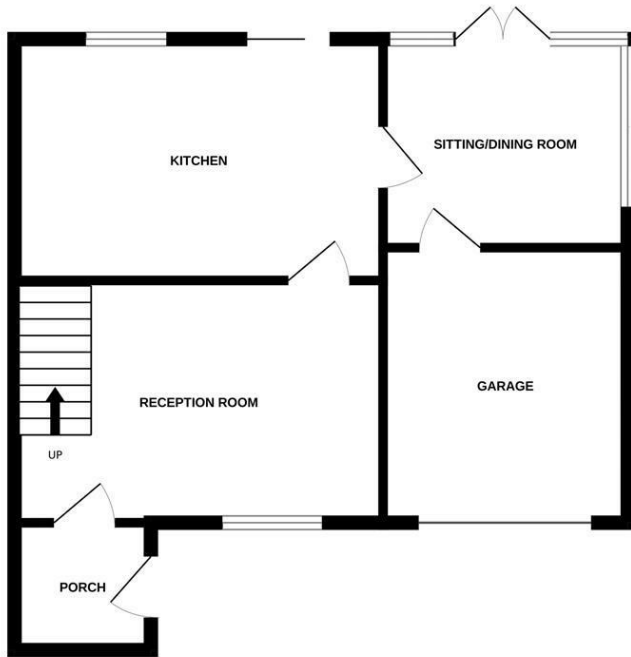


## Directions

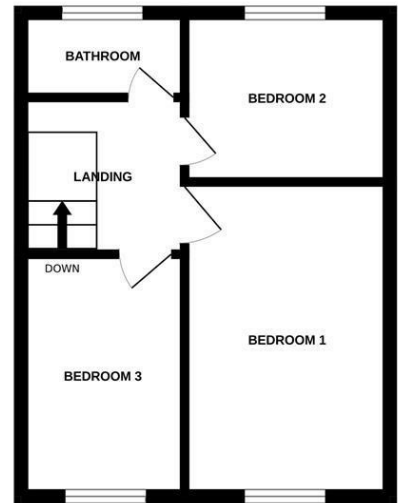


# Floor Plan

**GROUND FLOOR**  
526 sq.ft. (48.8 sq.m.) approx.



**1ST FLOOR**  
298 sq.ft. (27.7 sq.m.) approx.



**TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.**

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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