

DAWSONS

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Hereford Way, Stalybridge, SK15 2TD

Dawsons are pleased to offer for sale this extended, executive detached family home which is situated within one of the areas most popular cul-de-sac locations and offers larger than average living accommodation which has been well maintained throughout. The property sits within a mature garden plot with ample off-road parking and an integral double garage. * No vendor chain *

An internal inspection is highly recommended to fully appreciate the accommodation on offer.

Offers In The Region Of £485,000



CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS



Hereford Way, Stalybridge, SK15 2TD

- Well Proportioned Three-Bedroom, Two Bathroom Detached Family House
- Integral Double Garage
- Two Reception Rooms, Good Size Breakfast Kitchen, Extremely Large Utility Room
- Well Regarded Residential Location
- uPVC Double-Glazing And Gas-Fired Central Heating
- Delightful Well Stocked Gardens To Both Front And Rear
- Property Has Been Well Maintained Throughout
- Stylishly Re-Fitted Family Bathroom, Separate Shower Room/En-Suite And Fitted Wardrobes To Main Bedroom
- Excellent Potential To Re-configure The Accommodation

The Accommodation Briefly Comprises:

Entrance porch, entrance hallway, cloaks/WC, large lounge with box bay window, dining room with separate breakfast kitchen with integrated appliances, large utility room with access to the double garage which has an electronically operated up and over door. To the first floor there are three well proportioned bedrooms, family bathroom/WC with modern white suite plus further shower room/en-suite again with modern white fittings.

Externally, the property occupies a good size, well stocked mature garden plot with ample off-road parking and an integral double garage.

The property is located within extremely close proximity of the ever popular Stalyhill Schools and enjoys easy access to numerous countryside/moorland walks. Stalybridge town centre is readily accessible and provides a range of shopping and recreational amenities as well as excellent commuter links via its bus and train stations. Other amenities in the vicinity include Cheethams Park, Priory Tennis Club and Gymet.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Porch

uPVC double-glazed patio doors, tiled floor.

Entrance Hallway

Double-glazed side lights, understairs storage cupboard, central heating radiator.

Cloaks/WC

Low-level WC, wash hand basin, laminate flooring, part-tiled, uPVC double-glazed window, central heating radiator.

Lounge

19'0 x 14'0 reducing to 11'11 (5.79m x 4.27m reducing to 3.63m)

uPVC double-glazed box bay window with window seating, further two uPVC double-glazed windows, feature fireplace with a living flame coal effect gas fire, recess spotlights, central heating radiator.

Dining Room

11'11 x 9'11 (3.63m x 3.02m)

uPVC double-glazed patio doors onto the rear garden, central heating radiator.

Breakfast Kitchen

17"7 x 9'11 (5.18m'2.13m x 3.02m)

One and a half bowl single drainer stainless-steel sink unit, a range of wall and floor mounted units, built-in stainless-steel oven, four-ring ceramic hob, integrated fridge and freezer, plumbing for dishwasher, part-tiled, laminate flooring, two uPVC double-glazed windows.

Utility Room

15'11 x 10'5 (4.85m x 3.18m)

Single drainer stainless-steel sink unit, a range of wall and floor mounted units, plumbing for automatic washing machine, laminate flooring, uPVC double-glazed rear door and window, central heating radiator, access to the garage.

FIRST FLOOR

Landing

Loft access with pulldown ladder and light to a part-boarded loft space.

Bedroom 1

15'6 x 12'0 (4.72m x 3.66m)

A full range of fitted wardrobes, uPVC double-glazed window, recess spotlights, central heating radiator.

Bedroom 2

12'6 x 10'0 (3.81m x 3.05m)

uPVC double-glazed window, central heating radiator, access to en-suite (which can also be accessed from the landing).

En-Suite

Modern white suite with shower cubicle, low-level WC, wash hand basin with vanity storage unit below, fully tiled, tiled floor, uPVC double-glazed window, recess spotlights, heated chrome towel rail/radiator.

Bedroom 3

10'10 x 8'8 (3.30m x 2.64m)

Bulkhead storage cupboard, uPVC double-glazed window, central heating radiator.

Family Bathroom/WC

9'11 x 7'4 (3.02m x 2.24m)

Modern white suite having panelled bath, separate shower cubicle, wash hand basin with vanity storage unit below, low-level WC, fully tiled, tiled floor, uPVC double-glazed window, recess spotlights, heated chrome towel rail/radiator.

EXTERNAL

There is a well stocked front garden with a variety of border plants and shrubs.

There is a good size driveway which provides ample off-road parking and leads to an integral garage (18'5 x 16'0) with remote controlled, electronically operated up and over door, power and lighting.

The good size rear garden has patio and lawned sections with an array of mature border plants and shrubs.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "F".

VIEWINGS

Strictly by appointment with the Agents.

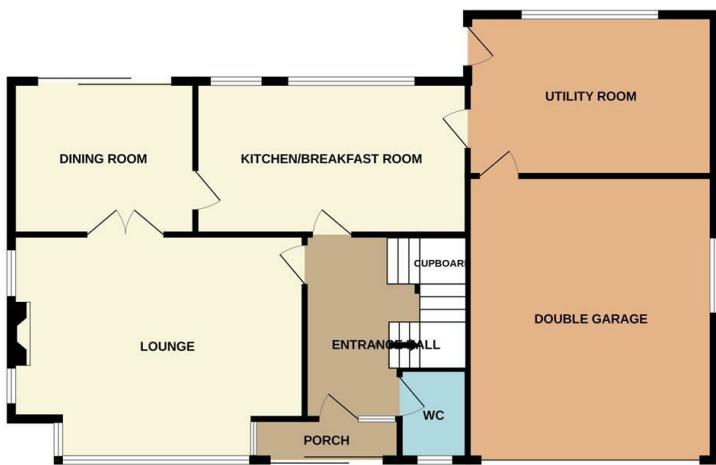


Directions

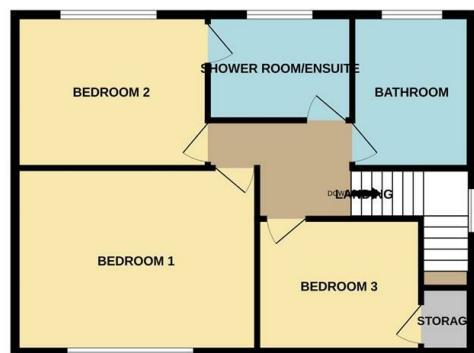


Floor Plan

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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Energy Efficiency Rating	
Council	Household
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
82	
70	
70	

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Council	Household
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	
England & Wales	
EU Directive 2002/91/EC	