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Stamford Street, Millbrook, Stalybridge, SK15 3JB

This well maintained and presented two bedroom stone cottage comes onto the market in good order throughout and is situated in a quiet and popular residential location within Millbrook Conservation Area. Local amenities are all readily available and the property is ideally suited to a first time buyer or those looking to downsize.

The property is situated in Millbrook with local amenities being readily available and there is good access to Stalybridge Town Centre. Also within close proximity are several local countryside walks whilst the property still enjoys good commuter links.

Price £155,000



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



Stamford Street, Millbrook, Stalybridge, SK15 3JB

- 2 Bedroom Middle Stone Terraced Cottage
- Well Presented Throughout
- uPVC Double Glazing/Gas Fired Central Heating
- Quiet Location
- Several Country Walks Within Close Proximity
- Internal Inspection Highly Recommended
- Fitted Wardrobes to Main Bedroom
- Amenities Within Easy Reach
- Cobbled Communal Rear Courtyard Garden

Contd.....

The property briefly comprises:

Lounge, Dining Kitchen with integrated double glazed window, PVC panelled rear door, central heating radiator

built-in oven, four ring gas hob, plumbed for automatic washing machine, laminate flooring, uPVC

with shower over, wash hand basin with vanity storage unit below, low level WC, fully tiled, heated chrome towel rail/radiator, recessed spotlights

To the first floor there are two Bedrooms (Master Bedroom having fitted wardrobes), Bathroom/WC with modern white suite

First Floor:

Landing

Bedroom (1)

12'9 reducing to 3'9 x 12'7 reducing to 9'6 (3.89m reducing to 1.14m x 3.84m reducing to 2.90m)

Fitted and built-in wardrobes, uPVC double glazed window, central heating radiator

Externally to the rear of the property there is a cobbled communal garden area.

Externally:

There is access to a good sized cobbled communal garden area.

The Accommodation in Detail:

Lounge

12'9 x 12'7 (3.89m x 3.84m)
uPVC double glazed front door and window, laminate flooring, central heating radiator

Bedroom (2)

12'7 maximum x 6'10 reducing to 5'4 (3.84m maximum x 2.08m reducing to 1.63m)
Loft access, uPVC double glazed window, central heating radiator

Dining Kitchen

12'7 x 9'9 (3.84m x 2.97m)
Single drainer stainless steel sink unit, 6'8 x 4'11 (2.03m x 1.50m)
range of wall and floor mounted units, Modern white suite having panel bath

Bathroom/WC



Directions



Floor Plan



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		Current	Proposed
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			
		86	69

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Proposed
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			
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