

# DAWSONS

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## Hartshead Avenue, Stalybridge, SK15 1BY

Dawsons are pleased to welcome to the market this well positioned, modern, semi detached property which briefly comprises of an entrance hall, sitting room, kitchen diner, two double bedrooms and family bathroom. Driveway to front and South facing garden to rear.

The property is close to all the desired local amenities that prospective buyers are looking for.

Viewing is highly recommended to fully appreciate the modern qualities and specification the property has to offer.

**Offers In The Region Of £185,000**



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



# Hartshead Avenue, Stalybridge, SK15 1BY

## GROUND FLOOR

### Entrance Hall

Door to front, stairs to first floor, door to:

### Sitting Room

11'5" x 12'9" (3.5 x 3.9)

A large family sitting room which comprises of vinyl flooring, electric fireplace, fitted radiators and uPVC double glazing.

### Kitchen Diner

14'9" x 6'6" (4.5 x 2.0)

A modern fitted kitchen diner which comprises of vinyl flooring, integrated units, electric oven and induction hob along with laminate worktops, tile splashback and uPVC double glazing.

## FIRST FLOOR

### Landing

5'2" x 2'3" (1.6 x 0.7)

A vibrant landing that comprises of fitted carpets and uPVC doubling glazing, that leads to the following rooms.

### Bedroom 1

11'9" x 9'6" (3.6 x 2.9)

A large double bedroom which comprises of fitted carpets, wardrobes, radiators and uPVC double glazing.

### Bedroom 2

10'2" x 9'10" (3.1 x 3.0)

Double bedroom which comprises of fitted carpets, radiators and uPVC double glazing.

### Bathroom

3'11" x 6'6" (1.2 x 2.0)

Family bathroom suite which comprises of vinyl flooring, part tiled walls, low level water closet and hand wash basin along with a panelled bath with a shower overhead, fitted radiators and uPVC double glazing.

### Outside

Driveway to front elevation with gate to side leading to rear garden.

To the rear elevation a low maintenance south facing garden with views.



## Directions

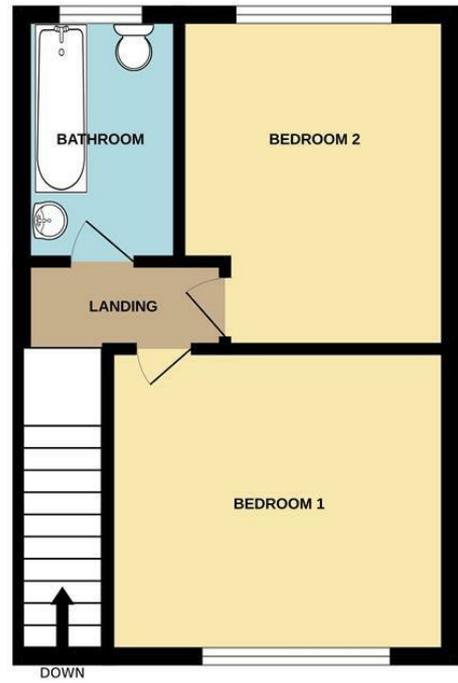


# Floor Plan

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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