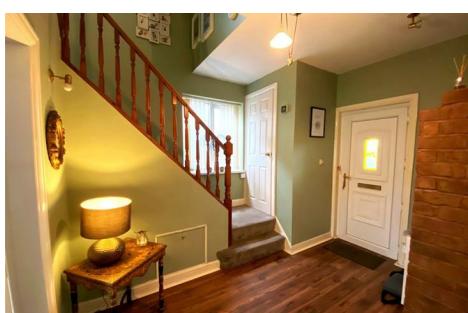


DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Stamford Grove, Stalybridge, SK15 1LZ

Dawsons are pleased to welcome to the market this well positioned traditional semi detached property which briefly comprises of a vestibule, entrance hallway, two reception rooms, kitchen, sun room, four good size bedrooms (two king size), two bathrooms, detached garage, rear garden and off road parking.

The following property would suit a growing family looking to expand and is equally close to all the desired local amenities along with having easy access to the M67 and in walkable distance from West Hill School.

Viewing is highly recommended to fully appreciate the true specification and size this traditional property has to offer.

Offers Over £372,000



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



Stamford Grove, Stalybridge, SK15 1LZ

- Sought After Location
- Close to Local Amenities
- Detached Garage
- Traditional Brick Semi Detached
- Walking Distance from West Hill School
- uPVC Double Glazing
- Four Good Sized Bedrooms
- Easy access to the M67

GROUND FLOOR

Vestibule

7'10" x 2'3" (2.4 x 0.7)

Entrance vestibule that leads to the entrance 8'2" x 7'10" (2.5 x 2.4) hall.

Entrance Hall

9'6" x 10'9" (2.9 x 3.3)

A bright and inviting entrance hall that leads to the following rooms.

Sitting Room

10'5" x 14'1" (3.2 x 4.3)

A warm sitting room which comprises of laminate flooring, fitted radiators and active log burner.

Dining Room

10'5" x 12'1" (3.2 x 3.7)

A good size dining room suitable for family dining which comprises of laminate flooring, fitted radiators and uPVC double glazing.

Kitchen

9'6" x 11'1" (2.9 x 3.4)

A well presented modern family kitchen which comprises of tiled flooring, grouted tile splashback, modern integrated units, laminate type work tops, gas hob, oven, extractor, fitted radiators, uPVC double

glazing and PVC fitted door which leads to the rear garden.

Sun Room

A cosy sun room which comprises of uPVC double glazing, laminate flooring and fitted radiators.

Landing

3'11" x 9'6" (1.2 x 2.9)

A vibrant landing that leads to the following rooms.

Bedroom 2 (king size)

10'5" x 13'5" (3.2 x 4.1)

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

Bedroom 3

10'5" x 11'9" (3.2 x 3.6)

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

Shower Room

9'2" x 7'6" (2.8 x 2.3)

A stunning modern tiled family suite which comprises of walk in shower, fitted chrome

radiator, low level white vanity unit and w.c along with uPVC double glazing (Vailant boiler installed approx 14 months ago).

Bedroom 4/Study

9'10" x 5'10" (3.0 x 1.8)

A multi purpose room which comprises of carpets, fitted radiators and uPVC double glazing.

SECOND FLOOR

Bedroom 1 (king size)

12'5" x 18'4" (3.8 x 5.6)

A large double bedroom which comprises of open bathroom suite, carpets, fitted radiators and Velux windows.

Outside

To the front provides a generous sized driveway that can hold around four vehicles.

To the rear provides a low maintenance garden with decked seating section.

There is also a separate detached garage that provides suitable storage with a fitted sink and WC.



Directions



Floor Plan

GROUND FLOOR



1ST FLOOR



2ND 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	
	Current
Very energy efficient - lower running costs	76
(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	51

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO ₂) Rating	
	Current
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	

EU Directive 2002/91/EC

England & Wales