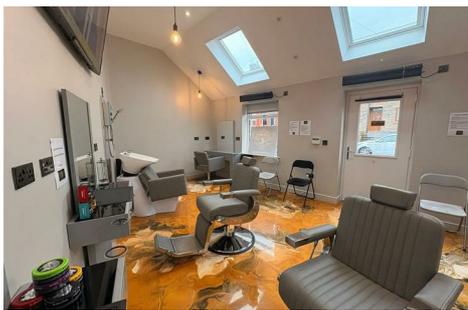


# DAWSONS

Property Professionals since 1925

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

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Stocks Lane, Stalybridge, SK15 2NU

Dawsons are pleased to offer for sale this modern, high quality, detached retail property (floor area 35 square metres), currently being used as a barbers. Located in a popular area of Stalybridge with a high volume of passing traffic. The property is in excellent condition throughout and ready for immediate occupation. The property offers potential for a variety of uses (subject to usual permissions). Parking to the side. Viewing recommended.

**Price £160,000**



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



# Stocks Lane, Stalybridge, SK15 2NU

- Detached high quality property
- Modern kitchen and WC
- Great investment opportunity
- Currently used as a barber shop
- Infrared energy heating & Resin Flooring
- Popular area with a high volume of passing traffic
- Suit a variety of uses (STP)
- Parking to side

## Entrance

Door to front

## Work space

27 x 13'8 (8.23m x 4.17m)

Two upVC double glazed windows, three uPVC double glazed Velux windows, resin flooring, recessed spotlights, infrared energy heating.

## Kitchen

4'8 x 5'8 (1.42m x 1.73m)

Fitted with wall and base units with worksurface over, inset sink and drainer with mixer tap, plumbing for washing machine, resin flooring.

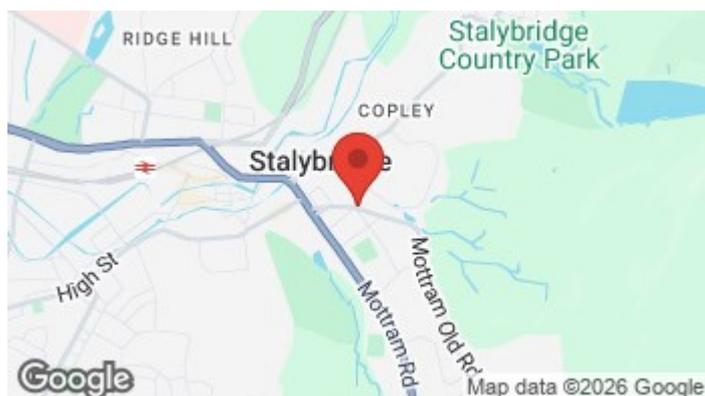
## WC

5'8 x 4'2 (1.73m x 1.27m)

uPVC double glazed window, fitted with a vanity wash hand basin and low level WC, tiled splashbacks, wall mounted boiler, resin flooring.

## Outside

Parking space to side

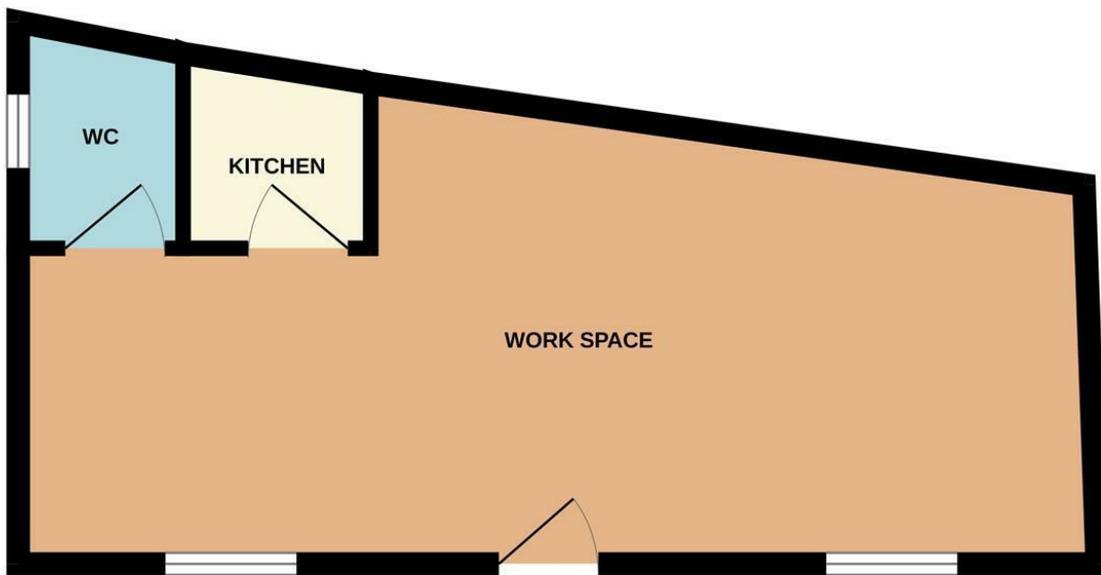


## Directions



# Floor Plan

## GROUND 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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