DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292
Website: www.wcdawson.com Email: reception@wcdawson.com

Lindsay Street, Stalybridge, SK15 2NS

Dawsons are pleased to offer for sale this spacious, extended, three/four bedroom garden fronted terraced property with accommodation set over three floors. In need of modernisation, potential for purchasers to put their own stamp onto this property. Offered for sale with no forward vendor chain. The property benefits from a kitchen extension and an original second floor bedroom has been split into two, providing flexible accommodation.

Stalybridge Town Centre is readily accessible with a range of shopping and recreational amenities. The Town Centre's bus and train stations provide excellent commuter links with other amenities in the vicinity including Cheetham Park and Stamford Park and Tameside General Hospital.

Offers In The Region Of £185,000

National Association of Estate Agents NAEA

CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS

RICS

Lindsay Street, Stalybridge, SK15 2NS

- Garden Fronted End Terraced Property
- Accommodation over Three Floors
- Three/Four Bedrooms
- In Need of General Modernisation
- No Forward Vendor Chain
- Viewing Recommended

GROUND FLOOR

Living room
12'9" x 11'5" (3.9 x 3.5)
uPVC double glazed bay window and door to front, gas central heating radiator, door to:

Kitchen/diner
19'0" x 12'11" (5.80 x 3.96)
uPVC double glazed window, range of wall and floor mounted units, single drainer stainless steel sink unit with mixer tap, built-in oven, four ring gas hob, , plumbed for automatic washing machine, recessed downlights, gas central heating radiator, stairs to first floor, uPVC panel rear door to outside.

FIRST FLOOR

Landing
Stairs leading to second floor, doors leading to:

Bedroom 1
11'6" x 12'10" (3.53 x 3.93)
uPVC double glazed window to front, gas central heating radiator.

Bedroom 2
6'7" x 8'10" (2.03 x 2.70)
uPVC double glazed window to rear, gas central heating radiator.

Bathroom
4'5" x 8'9" (1.36 x 2.68)
uPVC double glazed window to rear, fitted with a three piece suite comprising bath, wash hand basin and low level WC, tiled walls, gas central heating radiator.

SECOND FLOOR

Landing
Doors to:

Bedroom 3
11'4" x 4'5" (3.46 x 1.35)
Two uPVC double glazed windows, gas central heating radiator.

Bedroom 4
5'3" x 9'8" (1.61 x 2.97)
uPVC double glazed Velux window to rear, gas central heating radiator.

Office/storage space
5'10" x 8'8" (1.79 x 2.65)
Two uPVC double glazed Velux windows.

Externally
Paved garden to front. Enclosed yard to rear.

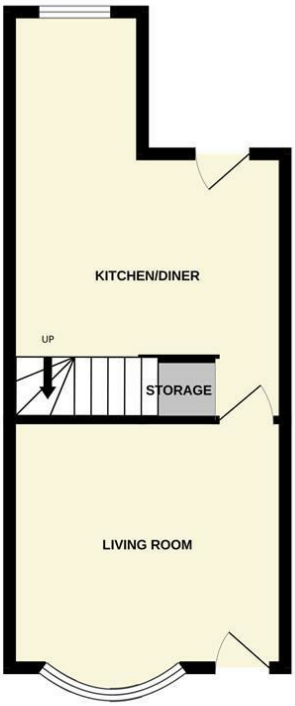
AML Checks & Proof of Funds
We are required by law to conduct Anti Money Laundering (AML) and ID checks for all vendors and purchasers. A non refundable fee of £30 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

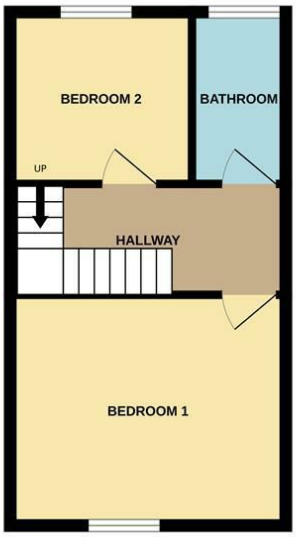
Directions

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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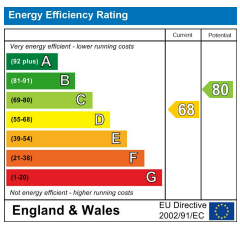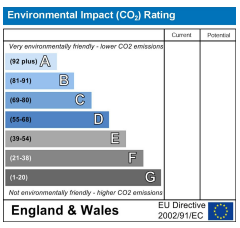
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