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## Demesne Drive, Stalybridge, SK15 2PG

Dawsons are pleased to bring to market this well presented property, occupying an elevated position set back off the main road. The property offers well proportioned living accommodation with three good sized bedrooms and useful loft space. Externally there is off road parking for two cars to the front and a large low maintenance garden to the rear (not overlooked). The current owner has updated the property throughout to include a newly fitted kitchen, carpets, radiators, roof and electrical re-wire. This ready to move into property would be ideal for first time buyers and growing families. Viewing highly recommended.

**Offers Over £230,000**

# Demesne Drive, Stalybridge, SK15 2PG

- Three bedrooms
- Not overlooked to rear
- Ideally suited to a growing family
- Internal inspection highly recommended
- Driveway for two cars
- Good sized reception room & kitchen
- Close to local amenities
- Large low maintenance rear garden
- Schools nearby
- Excellent commuter links

## Ground Floor

### Hallway

uPVC front door, stairs leading to first floor, doors leading to:

### Reception Room

11' x 16' (3.35m x 4.88m )

Two uPVC double glazed windows, gas central heating radiators.

### Kitchen/Diner

10' x 16' (3.05m x 4.88m )

Two uPVC double glazed windows, fitted with a range of wall and base units with worksurface over, inset sink with mixer tap, fitted cooker with extractor hood over, plumbing for washing machine, space for fridge freezer, under stairs storage cupboard, two gas central heating radiators, recessed ceiling downlights, tiled floor, door leading to rear garden.

## First Floor

### Landing

Doors leading to:

### Bedroom 1

11' x 9' (3.35m x 2.74m )

uPVC double glazed window, gas central heating radiator, storage cupboard being used as wardrobe.

### Bedroom 2

8' x 6' (2.44m x 1.83m )

uPVC double glazed window, gas central heating radiator.

### Bedroom 3

7' x 11' (2.13m x 3.35m )

uPVC double glazed window, gas central heating radiator, pull down ladders to useful loft space with Velux window.

### Bathroom

5' x 7' (1.52m x 2.13m )

uPVC double glazed window, panelled hand basin, low level WC, contemporary radiator/towel rail, tiled walls and floor.

## Externally

Off road parking for two cars to the front. Enclosed large, low maintenance garden to the rear, not overlooked.

## AML Checks

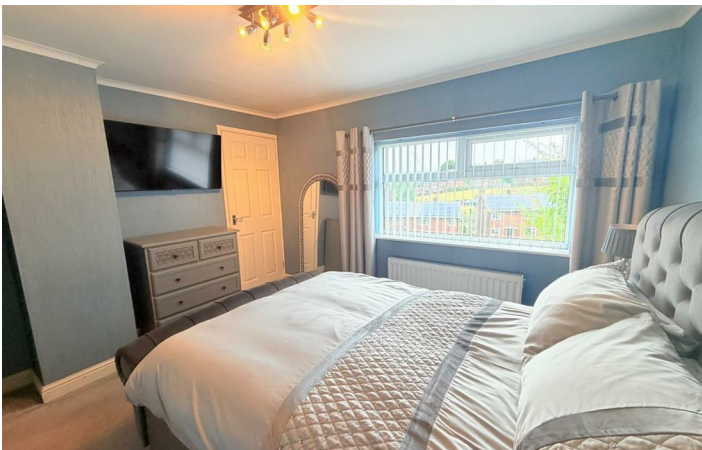
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This is a legal requirement to meet HMRC and UK law guidelines .



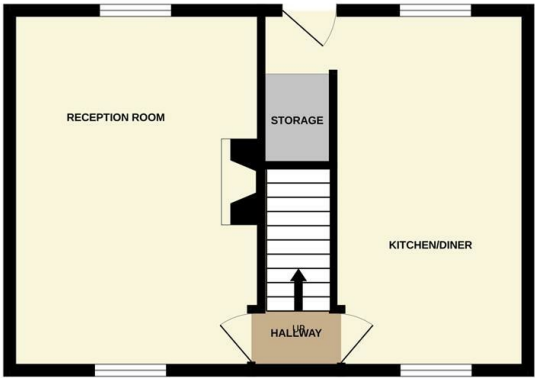
## Directions



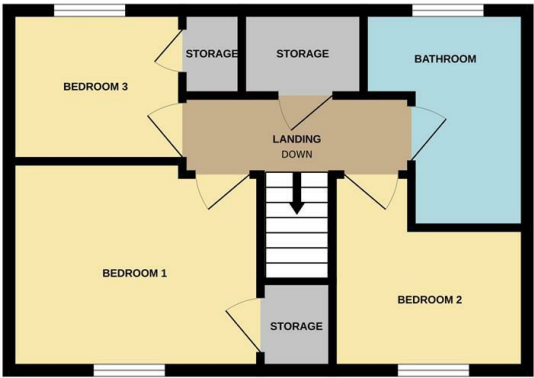


Floor Plan

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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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (91-91) <b>A</b>                                                |                         |           |
| (81-91) <b>B</b>                            |                         |           | (89-90) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (75-88) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (59-54) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (21-38) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (11-20) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| Not energy efficient - higher running costs |                         |           |                                                                 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |