

# DAWSONS

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## French Street, Stalybridge, SK15 2NT

This beautifully modern, 2 bedroom terraced home has undergone a complete, top-to-bottom refurbishment. Brand New Kitchen, Sleek contemporary cabinetry featuring a stylish central island for casual dining, food prep, and extra storage. Bright & Airy Interior: Crisp, neutral decor captures excellent natural light across both floors. Bathroom with modern suite & shower over bath. Enclosed rear yard. Every inch is finished to a high standard.

Walking distance to Stalybridge town centre, Railway & bus stations for direct links to Manchester City Centre. Located just a stones through away from the neighborhood's highly popular local bakery and traditional fish and chip shop—both staples of the local community!

£925.00 per calendar month + Holding deposit

Council tax band A

EPC Rating D

This property is available with flatfair No Deposit, which means you have the option to secure the property with much lower upfront move-in costs of 28% of a month's rent (+VAT), split evenly between the household

**£925 Per Month**



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



# French Street, Stalybridge, SK15 2NT

- Fully modernised throughout
- Local amenities within easy reach
- Viewing a must!
- Beautifully presented
- Easy access to Town Centre
- Popular residential location
- Train & bus station within walking distance

## ADDITIONAL INFORMATION

The accommodation briefly comprises:-

Lounge, dining kitchen, stairs and landing, two bedrooms and a bathroom. Externally there is a courtyard area.

## GROUND FLOOR

### Lounge

12'8" x 10'3" (3.86m x 3.12m)

Meter storage cupboard, central heating radiator.

### Central Hallway

Leads into the dining kitchen with staircase to the upper floor.

### Dining Kitchen

12'8" x 12'7" (3.86m x 3.84m)

The kitchen is fitted with a range of matching base and wall units, complementary work surfaces, inset stainless steel sink and draining unit, integral cooking appliances including oven and hob, breakfast bar for informal dining, door to rear, central

heating radiator.

## FIRST FLOOR

### Landing

Access to loft.

### Bedroom (1)

12'8" x 11'9" (3.86m x 3.58m)

Integral storage cupboard, central heating radiator.

### Bedroom (2)

8'8" x 7'8" (2.64m x 2.34m)

Storage cupboard, central heating radiator.

### Bathroom

11'8" 5'4" (3.56m 1.63m)

Fitted with a white three piece suite comprising, bath with electric shower over, pedestal wash hand basin, low level toilet, louvre fronted cupboard,

## EXTERNALLY

Enclosed courtyard to rear.

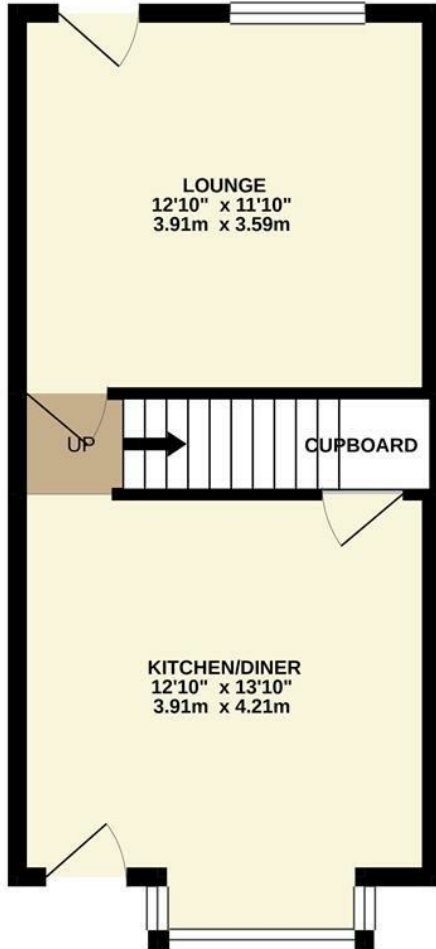


## Directions

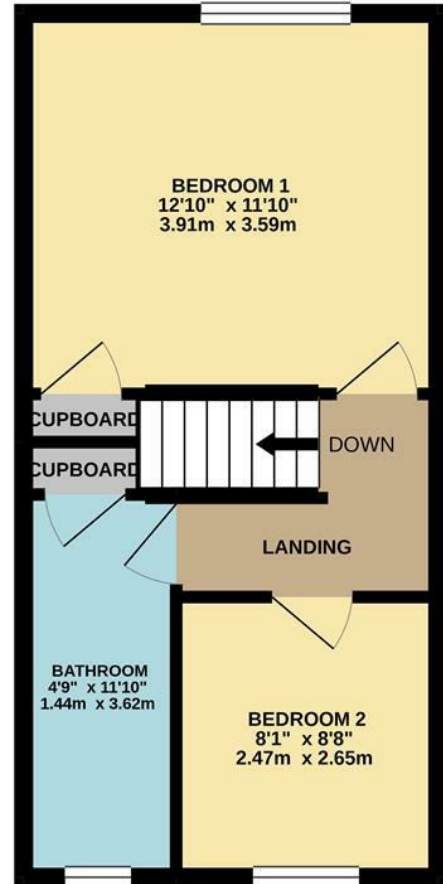


# Floor Plan

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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