

DAWSONS

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

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Stephens Road, Stalybridge, SK15 1HX

Dawsons are pleased to present this immaculate three bedroom semi-detached property. It has been recently renovated throughout and is situated in a popular and convenient location. The property is move in ready and ideally suited to first time buyers or a growing family. The property boasts ample off road parking and low maintenance rear garden.

The property is located within easy reach of Tameside General Hospital and Stamford park, with several junior and high schools readily accessible. With excellent commuter links provided by the local bus and train stations. Viewing is highly recommended.

Price £240,000



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



Stephens Road, Stalybridge, SK15 1HX

- Well Presented, Three Bedroom, Semi Detached
- Renovated to a high standard
- Close to Junior and High Schools
- Driveway Providing Off Road Parking
- Immaculately presented
- Popular and Convenient Location
- Internal inspection highly recommended

GROUND FLOOR

Entrance Hallway

Composite security door to front, stairs to first floor, laminate flooring, doors to:

Lounge

11'5" x 16'5" (3.50 x 5.02)

uPVC double glazed window, feature media wall with electric fire, gas central heating radiators, laminate flooring, uPVC double glazed French doors to rear garden.

Kitchen

7'1" x 11'10" (2.17 x 3.61)

uPVC double glazed window, fitted with a modern range of wall and floor mounted units with decorative lighting, worksurface over with inset sink and drainer, built-in oven, built in electric hob with extractor hood, integrated dishwasher, fridge freezer/freezer, laminate flooring, recessed spotlights, contemporary central heating radiator.

Utility room

10'7" x 3'10" (3.25 x 1.17)

uPVC double glazed window, fitted worksurface with space for dryer and plumbing for automatic washing machine,

laminate flooring, gas central heating radiator, composite door leading to rear garden, door to:

Downstairs WC

2'2" x 4'5" (0.68 x 1.35)

Fitted with a wash hand basin, low level WC, laminate flooring.

FIRST FLOOR

Landing

2'2" x 8'5" (0.67 x 2.58)

Doors leading to...

Bedroom 1

9'5" x 11'4" (2.89 x 3.46)

uPVC double glazed window, gas central heating radiator, storage wardrobe.

Bedroom 2

7'3" x 10'8" (2.23 x 3.26)

uPVC double glazed window, gas central heating radiator, built-in storage wardrobe.

Bedroom 3

6'3" x 8'5" (1.91 x 2.57)

uPVC double glazed window, gas central heating radiator.

Bathroom

6'11" x 7'1" (2.13 x 2.18)

uPVC double glazed window, fitted with a modern suite comprising; panelled bath, walk in shower with rainfall head, wall hung vanity wash hand basin, low level WC, tiled walls, tiled floor, recessed spotlights, contemporary central heating radiator.

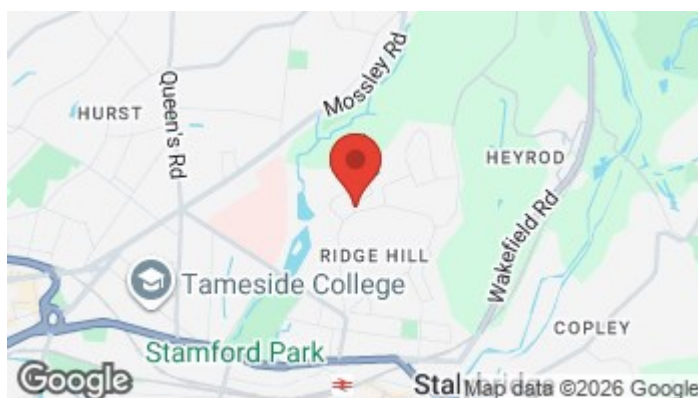
Externally

The front of the property there is a driveway providing off road parking for several vehicles. To the rear is a fully enclosed low maintenance garden with artificial lawn and decorative borders and further stone area.

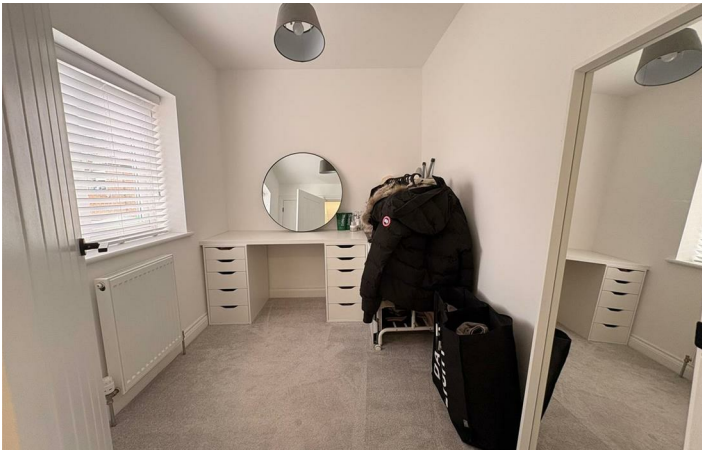
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This is a legal requirement to meet HMRC and UK law guidelines .

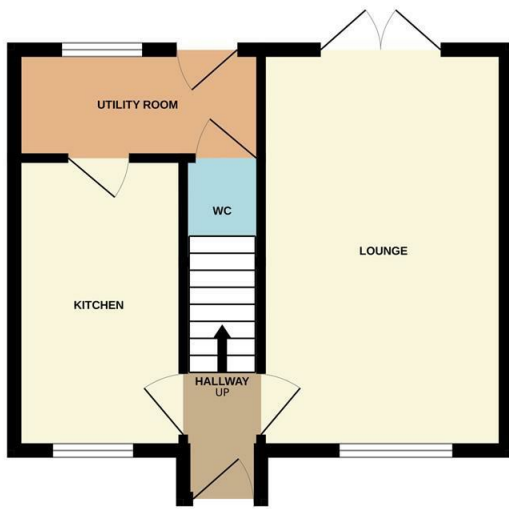


Directions



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 ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	