

# DAWSONS

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## French Avenue, Stalybridge, SK15 2RA

This larger than average, three bedroom, semi detached, family home is situated in a most popular residential location with access to all local amenities. The property is offered for sale with No Forward Vendor Chain and boasts a larger than average mature garden plot. There is a good sized integral garage with further potential to extend (STP) and we would recommend interested parties view the property at their earliest convenience.

The property is well placed for Stalybridge Town Centre which provides a range of shopping and recreational amenities. The Town Centre's bus and train stations provide excellent commuter links. Local junior and high schools are close to hand and other amenities in the vicinity include Cheethams Park, Priory Tennis Club and Gymetc.,

**Offers Over £320,000**



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



# French Avenue, Stalybridge, SK15 2RA

- Well Proportioned 3 Bedroom Semi Detached Property
- Well Regarded Residential Location
- uPVC Double Glazing/Gas Fired Central Heating
- Viewing Highly Recommended
- 2 Reception Rooms plus Separate Kitchen
- Easy Access to Several Local Junior and High Schools
- No Onward Chain
- Driveway plus Integral Brick Built Garage
- Good Commuter Links
- Well Stocked Mature Front and Rear Gardens

## Contd.....

The Accommodation briefly comprises:

Entrance Porch, Entrance Hallway, Lounge with feature fireplace, Dining Room, Kitchen with access to Rear Hallway with useful Store Room and Cloaks/WC

To the first floor there are 3 well proportioned Bedrooms, Bathroom with white suite and separate WC

Externally the driveway provides off road parking and leads to a larger than average integral, brick built, Garage. The front garden is laid to lawn with mature border plants and shrubs. The larger than average rear garden has flagged and lawned sections, it is well stocked with mature plants and shrubs.

## The Accommodation in Detail:

### Entrance Porch

uPVC double glazed French doors and side lights, laminate flooring

### Entrance Hallway

parquet flooring, understairs storage cupboard plus further built-in storage cupboards, central heating radiator

### Lounge

13'9 x 12'0 reducing to 10'9 (4.19m x 3.66m reducing to 3.28m )  
(plus uPVC box bay window 6'3 x 2'4). Feature fireplace with living flame coal effect gas fire, laminate flooring, central heating radiator

### Dining Room

10'4 reducing to 9'11 x 9'5 (3.15m reducing to 3.02m x 2.87m)  
Laminate flooring, uPVC double glazed window, central heating radiator

### Kitchen

11'6 x 10'4 maximum (3.51m x 3.15m maximum ) (including understairs storage cupboard). One and a half bowl single drainer stainless steel sink unit, range of wall and floor mounted units, gas cooker, plumbed for automatic washing machine, part tiled, laminate flooring, uPVC double glazed window, central heating radiator.

### Rear Hallway

### Storage Room

5'9 x 4'6 (1.75m x 1.37m)  
Power and lighting.

### Cloaks/WC

5'5 x 4'3 (1.65m x 1.30m)  
Low level WC, single drainer stainless steel sink unit with a fitted base unit

### First Floor:

#### Landing

Loft access, built-in storage cupboard, uPVC double glazed window.

#### Bedroom (1)

11'10 x 10'10 (3.61m x 3.30m)  
uPVC double glazed window, central heating radiator

#### Bedroom (2)

11'10 x 11'8 reducing to 9'11 (3.61m x 3.56m reducing to 3.02m)  
uPVC double glazed window, central heating radiator

#### Bedroom (3)

9'7 x 8'2 including bulkhead storage (2.92m x 2.49m including bulkhead storage)  
uPVC double glazed window, central heating radiator

#### Bathroom

5'6 x 5'1 (1.68m x 1.55m)  
White suite having panel bath with shower over, wash hand basin with vanity storage unit below, heated chrome towel rail/radiator, uPVC double glazed window, laminate flooring

#### Separate WC

Low level WC, fully tiled, laminate flooring, uPVC double glazed window

#### Externally:

There is a driveway providing off road vehicular parking and leading to an integral brick built garage which is 16'3 x 10'0 with power and lighting and two uPVC double glazed windows. The front garden is laid to lawn with mature border plants and shrubs. The rear garden is larger than average with flagged and lawned sections with a wide variety of mature plants and shrubs.

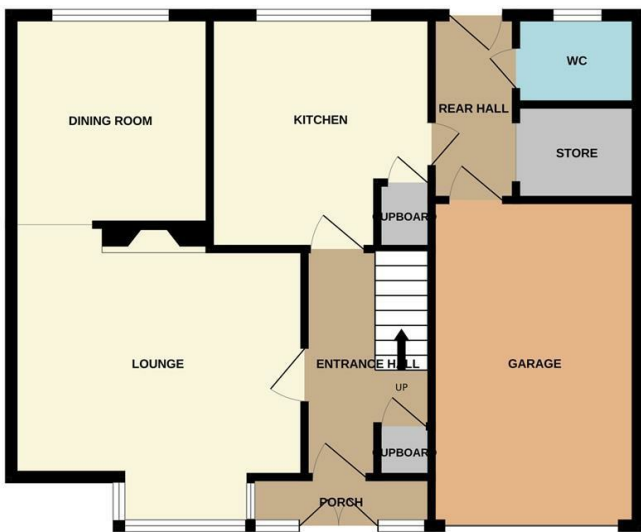


## Directions



# Floor Plan

GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.

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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