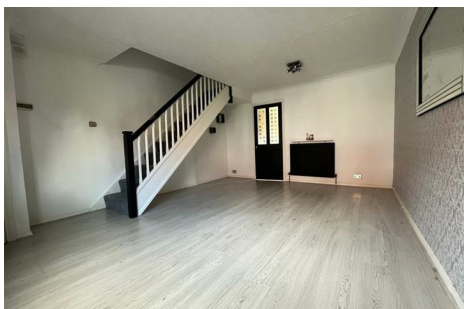


# DAWSONS

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## West Street, Stalybridge, SK15 1NE

This modern property is situated in a popular residential location and is offered for sale with NO FORWARD VENDOR CHAIN. The property has two double bedrooms, driveway providing off-road parking and a pleasant Astroturf and flagged rear garden.

Ideally suited to either a first-time buyer or those looking to downsize, the property is within easy reach of Stalybridge Town Centre, its associated amenities and excellent commuter links.

**£195,000**



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



# West Street, Stalybridge, SK15 1NE

- Two Double Bedrooms
- Driveway Providing Off-road Parking
- No Onward Chain
- Internal Inspection Highly Recommended
- Popular and Convenient Location
- Modern Combination Central Heating Boiler
- Close to Stamford Park and Tameside General Hospital
- Modern Kitchen and Bathroom Fittings
- Pleasant Enclosed Rear Garden Area
- Suit a Variety of Prospective Purchasers

## The Accommodation Briefly

### Comprises:

A good size lounge, dining kitchen with integrated appliances. To the first floor there are two double bedrooms, bathroom/WC with modern white suite.

Externally, there is a driveway providing off-road vehicular parking whilst to the rear, there is a fully enclosed garden area.

The property is within close proximity of Stalybridge town centre which provides a range of shopping and recreational amenities as well as excellent commuter links via its bus and train stations. Several local junior and high schools are also within close proximity and other amenities nearby include Stamford Park and Boating Lake and Tameside General Hospital.

## The Accommodation In Detail

### Comprises:

#### GROUND FLOOR

##### Lounge

16'3 x 13'0 (4.95m x 3.96m)

Laminate floor, built-in storage/meter cupboard, uPVC double-glazed window, central heating radiator.

#### Dining Kitchen

12'11 x 8'7 (3.94m x 2.62m)

One and a half bowl single drainer

stainless-steel sink unit, a range of wall and floor mounted units, built-in oven, four-ring gas hob with stainless-steel chimney hood over, plumbing for automatic washing

machine, breakfast bar, laminate flooring, part tiled, uPVC double-glazed stable door, uPVC double-glazed window, central heating radiator.

#### FIRST FLOOR

##### Landing

Loft access.

##### Bedroom 1

13'0 reducing to 9'8 x 9'8 reducing to 5'1 (3.96m reducing to 2.95m x 2.95m reducing to 1.55m)

Bulkhead storage cupboard, two uPVC double-glazed windows, central heating radiator.

##### Bedroom 2

13'0 x 8'8 (3.96m x 2.64m)

uPVC double-glazed window, central heating radiator.

#### Bathroom/WC

6'1 x 6'1 (1.85m x 1.85m)

Modern white suite having panelled bath with shower over, pedestal wash hand basin, low-level WC, fully tiled, recess spotlights, heated chrome towel rail/radiator, tiled floor.

#### EXTERNAL

Externally, to the front of the property, there is a tarmac driveway providing off-road vehicular parking.

To the rear of the property, there is a flagged patio area which extends beneath an AstroTurf finish that could be removed should the purchaser wish to do so.

#### TENURE

The Tenure of the property is Leasehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "B".

#### VIEWINGS

Strictly by appointment with the Agents.

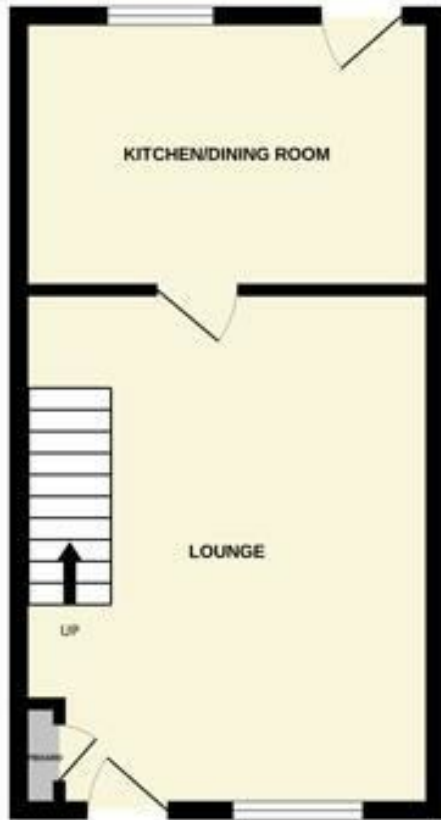


## Directions

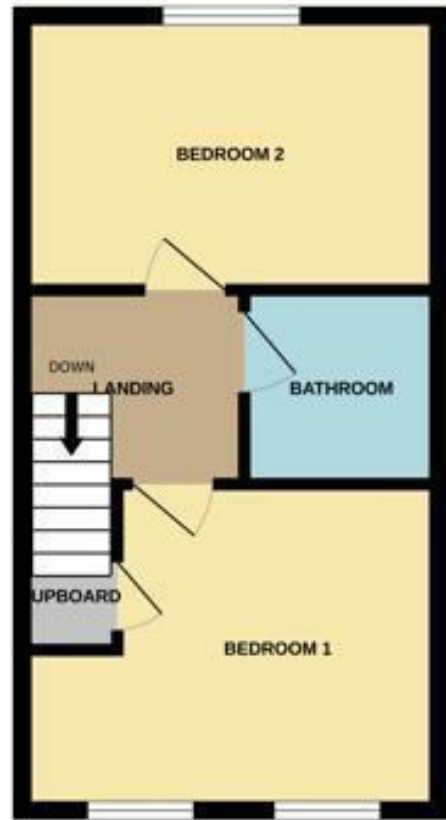


# Floor Plan

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.  
Made with Streepro C0229

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC