

# DAWSONS

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## Oxford Street, Stalybridge, SK15 2NX

Presented to the highest of standards this extended terraced cottage has been stylishly upgraded and is now in "show house" condition. Within easy reach of all local amenities and enjoying excellent commuter links. The property is ideally suited to a first time buyer and we would urge interested parties to view at their earliest convenience.

Local amenities are readily available with Stalybridge Town Centre being within easy reach and provides a range of shopping and recreational amenities. The Town Centre's bus and train stations provide excellent commuter links.

**Offers Over £175,000**



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



# Oxford Street, Stalybridge, SK15 2NX

- Fully Renovated Stone Cottage
- Extended Living Accommodation
- High Class Kitchen and Shower Room Fittings
- 2 Bedrooms plus Dressing Room
- Popular Convenient Location
- Presented to a High Standard
- Easy Access to Stalybridge Town Centre
- Good Commuter Links
- Internal Inspection Essential

## Contd.....

The Accommodation briefly comprises: 10'9 x 5'6 (3.28m x 1.68m)

Entrance Vestibule, Lounge, Dining Area open to the recently re-fitted Kitchen

To the first floor there are 2 Bedrooms plus a Dressing Room, stylishly re-fitted Shower Room

Externally there is a private enclosed Yard with covered section.

## The Accommodation in Detail:

### Entrance Vestibule

Composite style front door, tiled floor

### Lounge

14'0 x 12'6 including vestibule (4.27m x 3.81m including vestibule)  
uPVC double glazed window,

### Dining Area

14'1 x 8'1 (4.29m x 2.46m)  
Contemporary central heating radiator, open to the Kitchen

## Kitchen

10'9 x 5'6 (3.28m x 1.68m)  
Single drainer sink unit, range of wall and floor mounted units, built-in oven, four ring ceramic hob, plumbed for automatic washing machine, integrated fridge, integrated freezer, recessed spotlights, plumbed for automatic washing machine, part tiled, tiled floor, uPVC double glazed rear door and window

## First Floor:

### Landing

Recessed spotlights, loft access

### Bedroom (1)

14'0 x 7'4 (4.27m x 2.24m)  
uPVC double glazed window,  
contemporary central heating radiator

### Bedroom (2)

9'2 x 7'8 (2.79m x 2.34m)  
Contemporary central heating radiator,  
uPVC double glazed window

### Dressing Room

7'8 x 5'2 (2.34m x 1.57m)

## Shower Room

Contemporary white suite having shower cubicle, low level WC, wash hand basin with vanity storage unit below, fully tiled, tiled floor, heated towel rail/radiator, uPVC double glazed window, recessed spotlights

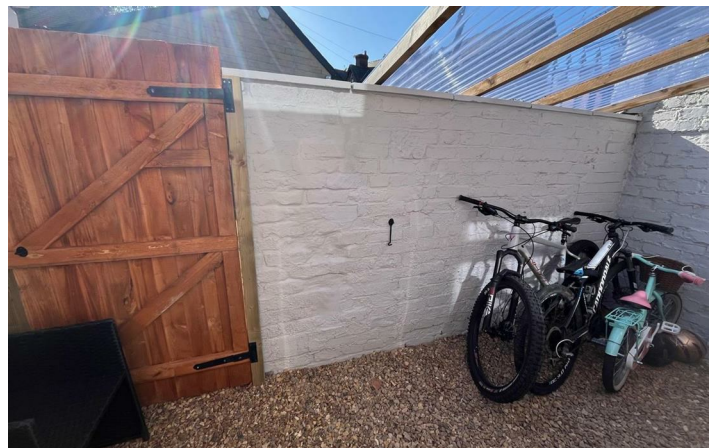
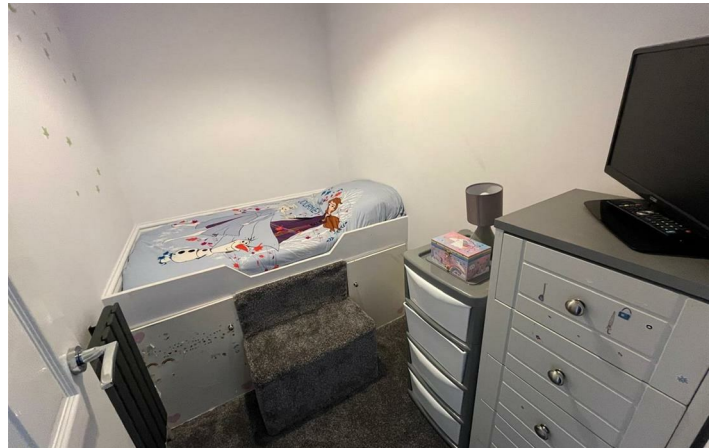
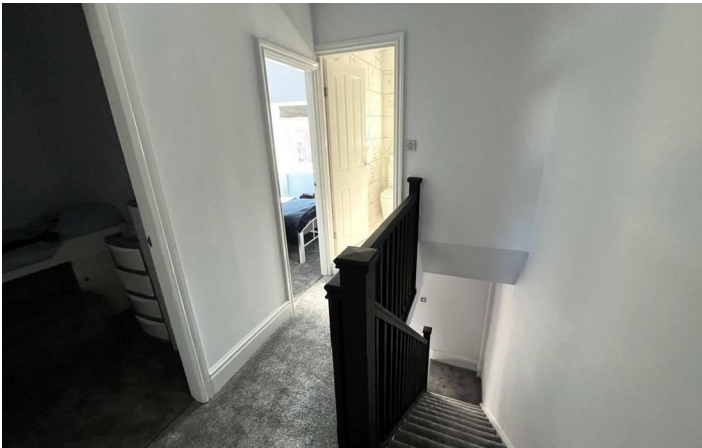
## Externally:

There is a private enclosed rear Yard with covered section.

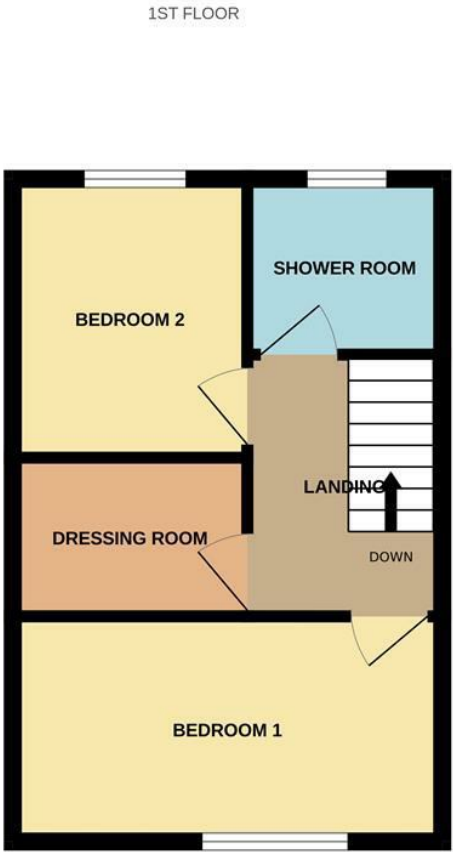
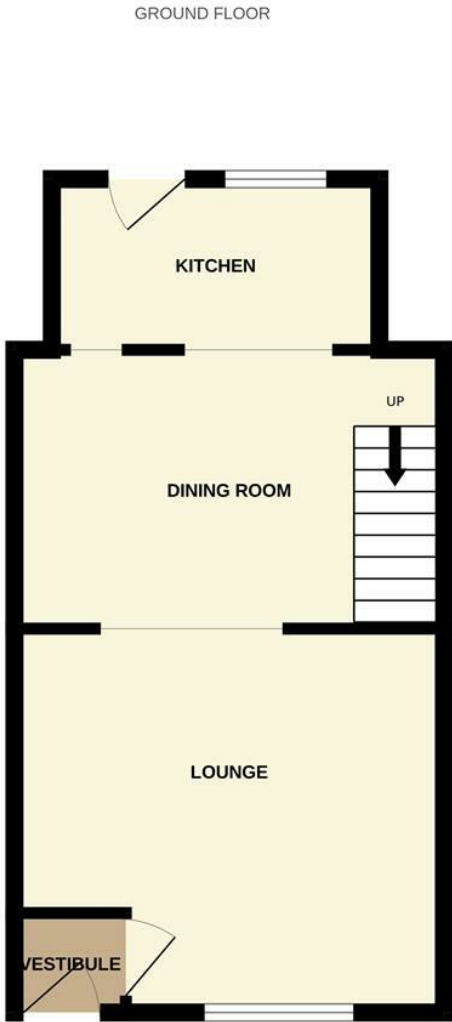


## Directions





Floor Plan



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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