

# DAWSONS

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## High Bank Avenue, Stalybridge, SK15 2SW

Having been substantially up-graded by the present owners this stylishly presented, larger than average, three bedroom semi detached property comes onto the market in first class order throughout. Situated in a good sized garden plot and benefits from ample off road parking. Only an internal inspection will fully reveal the size and quality of the accommodation on offer. The property is situated in a highly regarded residential location close to the ever popular Stalyhill schools and within close proximity of several local countryside/moorland walks.

Stalybridge Town Centre is readily accessible and provides excellent commuter links via its bus and train stations. For those who enjoy countryside walks several routes are in close proximity with other amenities e.g. Cheethams Park, Priory Tennis Club and GymEtc also being within a short distance.

**Offers Over £335,000**



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



# High Bank Avenue, Stalybridge, SK15 2SW

- Well Proportioned, Stylishly Presented Semi Detached Property
- Modern Fitted Kitchen
- Highly Popular Residential Location
- 3 Good Sized Bedrooms (2 with fitted wardrobes)
- Large Rear Garden with Mini Astro Turf Football Pitch
- All Amenities Within Easy Reach
- Lounge with Feature Brick Fireplace
- Modern White Bathroom with Jacuzzi Style Bath

## Contd.....

The Accommodation briefly comprises:

Entrance Porch, Living Room with feature fireplace, Dining Kitchen with full range of modern wall and floor mounted units, double glazed Conservatory

To the first floor there are 3 well proportioned Bedrooms (with the two main bedrooms having fitted wardrobes), Bathroom/WC with modern white suite including jacuzzi style bath with shower over

Externally the property occupies a larger than average garden plot with ample off road parking to its frontage. The fully enclosed rear garden has a "sun trap" terrace, the lower section of the garden has an astro turf mini football pitch with further lawned area.

Accessed from the Conservatory is a useful Basement Storage Area.

## The Accommodation in Detail:

### Entrance Hallway

Composite style security door, laminate flooring, contemporary central heating radiator

### Lounge

15'7 reducing to 13'7 x 15'0 (4.75m reducing to 4.14m x 4.57m)

Feature fireplace with gas stove, laminate flooring uPVC double glazed window, central heating radiator

### Dining Kitchen

18'11 x 9'7 (5.77m x 2.92m)

One and a half bowl inset sink unit with range of modern wall and floor mounted units, integrated dishwasher, plumbed for automatic washing machine, part tiled, laminate flooring, uPVC double glazed window, uPVC double glazed French doors, contemporary central heating radiator

### Conservatory

13'2 x 10'6 max measurement irregular shape (4.01m x 3.20m max measurement irregular shape)

Double glazed window, central heating radiator, uPVC double glazed French doors onto the rear garden, access to useful Basement Storage Area, laminate flooring

### First Floor:

#### Landing

Loft access, laminate flooring, built-in storage cupboard, recessed spotlights

#### Bedroom 1

(12'4 x 11'4) ((3.76m x 3.45m))

Built-in and fitted wardrobes, uPVC double glazed window, central heating radiator

#### Bedroom 2

11'2 x 9'7 (3.40m x 2.92m)

Built-in wardrobes, uPVC double glazed window, central heating radiator

#### Bedroom 3

9'5 x 7'5 (2.87m x 2.26m)

uPVC double glazed window, central heating radiator

#### Bathroom/WC

7'4 x 6'9 (2.24m x 2.06m)

Modern white suite having jacuzzi style corner bath with shower over, pedestal wash hand basin, low level WC, recessed spotlights, fully tiled, uPVC double glazed window, central heating radiator

#### Externally:

The front garden has a landscaped area with mature border plants and shrubs, there is a further concrete imprint driveway which provides off road parking for several vehicles.

To the rear of the property there is a sun terrace, mini astro turf football pitch area and further lawned sections.



## 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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