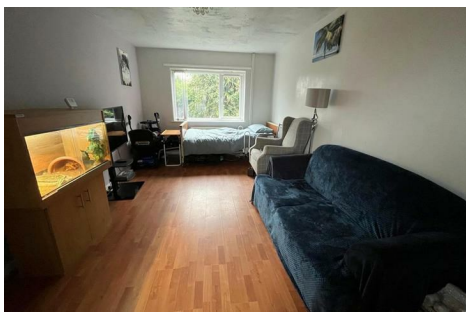


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

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Springs Lane, Stalybridge, SK15 1HA

This well-proportioned three-bedroom semi-detached property occupies a substantial garden plot with the well screened larger than average rear garden plot being a particular feature of the property. The house is set well back from Springs Lane in an elevated position and is not overlooked to either the front or rear. Ideally suited to a growing family and enjoys ample off-road parking.

Offers Over £190,000

Springs Lane, Stalybridge, SK15 1HA

- Well-Proportioned Three-Bedroom Semi-Detached
- Established And Popular Residential Location
- Well Maintained Throughout
- Internal Inspection Essential
- Fantastic Rear Garden Plot
- Good Access To All Amenities And Commuter Links
- uPVC Double-Glazing And Gas-Fired Central Heating
- Elevated Position
- Suit A Growing Family
- Ample Off-Road Parking

The Accommodation Briefly Comprises:

Entrance hallway, through lounge, dining kitchen with integrated appliances, rear hallway. To the first floor there are three well-proportioned bedrooms, a bar, part tiled, two uPVC double-glazed windows, shower room/WC with modern white suite.

Externally, the property has a good size driveway and slate chippings front garden area. To the rear there is a substantial garden plot with flagged, Astroturf and decked sections with a wide variety of mature border plants and shrubs ensuring a high degree of privacy.

The property enjoys good accessibility to Stalybridge town centre which provides a range of shopping and recreational amenities as well as excellent commuter links via its bus and train stations. Local junior and high schools are also within easy reach and other amenities within the vicinity include Stamford Park and Tameside General Hospital.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Hallway

uPVC double-glazed front door.

Lounge

16'11 x 10'5 reducing to 10'0 (5.16m x 3.18m reducing to 3.05m)

Laminate flooring, two uPVC double-glazed windows, two central heating radiators.

Dining Kitchen

16'11 x 9'2 reducing to 8'10 (5.16m x 2.79m reducing to 2.69m)

Circular single drainer stainless-steel sink unit, a

range of wall and floor mounted units, built-in oven with four-ring ceramic hob, chimney hood over, plumbing for automatic washing machine, breakfast central heating radiator.

Rear Hallway

uPVC double-glazed rear door, plumbing for automatic dryer.

FIRST FLOOR

Landing

uPVC double-glazed window, loft access with pull-down ladder and part boarded loft space, built-in storage cupboard.

Bedroom 1

11'4 x 9'6 (3.45m x 2.90m)

uPVC double-glazed window, bulkhead storage cupboard, central heating radiator.

Bedroom 2

10'5 x 8'10 plus door recess (3.18m x 2.69m plus door recess)

uPVC double-glazed window, bulkhead storage cupboard, central heating radiator.

Bedroom 3

7'11 x 7'6 (2.41m x 2.29m)

uPVC double-glazed window, central heating radiator.

Shower Room/WC

White suite having shower cubicle, pedestal wash hand basin, low-level WC, PVC boarded walls, tiled floor, two uPVC double-glazed windows, recess spotlights, heated chrome towel rail/radiator.

EXTERNALLY

The property has stone chippings to the front garden with border plants and shrubs. There is a driveway providing off-road vehicular parking.

The substantial rear garden plot has flagged, Astroturf and decked sections and has a full range of mature border plants and shrubs which offer a high degree of screening.

TENURE

The property is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "A".

VIEWINGS

Strictly by appointment with the Agents.

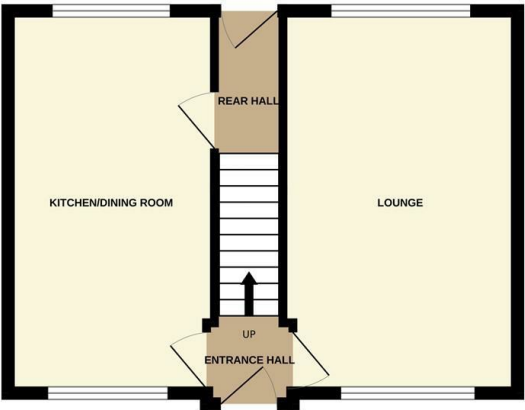


Directions

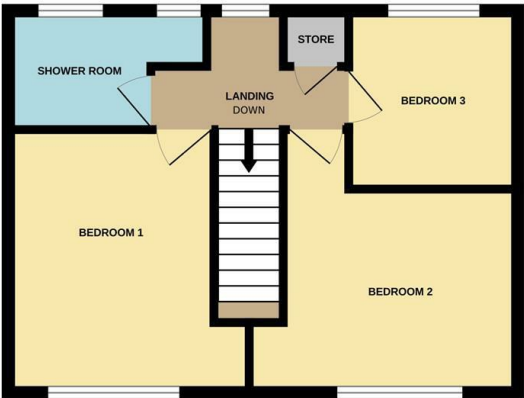


Floor Plan

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.
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