

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

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## North Avenue, Stalybridge, SK15 1BZ

This well proportioned, two double bedroom, semi detached property occupies a slightly elevated position in an established residential location which has good access to all local amenities. Offered for sale with No Forward Vendor Chain the property is ideally suited to a range of prospective purchasers and an internal inspection is recommended.

The property is well placed for all local amenities and is within easy reach of Stalybridge town centre where the train and bus stations provide excellent commuter links. Other amenities in the vicinity include Tameside General Hospital and Stamford Park. Local junior and high schools are also within easy reach.

**Offers In The Region Of £195,000**

# North Avenue, Stalybridge, SK15 1BZ

- Semi Detached Property
- No Forward Vendor Chain
- Ample Storage
- 2 Double Bedrooms
- Gardens to Front and Rear
- Good Commuter Links
- Popular and Convenient Residential Location
- uPVC Double Glazing, Gas Fired Central Heating

## Contd.....

The property briefly comprises:

Entrance Hallway, Lounge with feature fireplace and box bay window, Dining Kitchen with integrated appliances, good sized storage cupboard

To the first floor there are two double Bedroom, Bathroom/WC with white suite

Externally there are gardens to both front and rear

## The Accommodation in Detail:

### Entrance Hallway

Composite style security door, central heating radiator.

### Lounge

13'1 x 11'4 increasing to 13'4 into bay (3.99m x 3.45m increasing to 4.06m into bay)  
uPVC double glazed box bay window, feature fireplace with gas fire, central heating radiator.

### Dining Kitchen

16'2 x 7'11 maximum (4.93m x 2.41m maximum)  
Single drainer stainless steel sink unit, range of wall and floor mounted units, built-in oven, four ring gas hob with chimney hood over, plumbed for automatic washing machine, part tiled, two uPVC double glazed windows, double glazed rear security door, central heating radiator. Built-in storage cupboard which leads to the understairs storage area.

### First Floor:

#### Landing

uPVC double glazed window, loft access

#### Bedroom (1)

16'2 reducing to 13'2 x 10'1 (4.93m reducing to 4.01m x 3.07m)  
With bulkhead storage cupboard, uPVC double glazed window, central heating radiator.

#### Bedroom (2)

9'5 x 7'11 (2.87m x 2.41m)  
Laminate flooring, built-in storage cupboard, uPVC double glazed window, central heating radiator.

#### Bathroom/WC

white suite having panel bath, pedestal wash hand basin, low level WC, part tiled, storage shelving, uPVC double glazed window, heated chrome towel rail/radiator.

### Externally:

There are gardens to both front and rear.

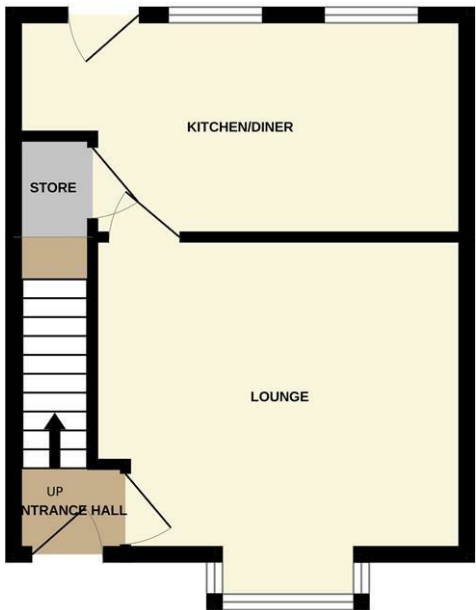


## Directions

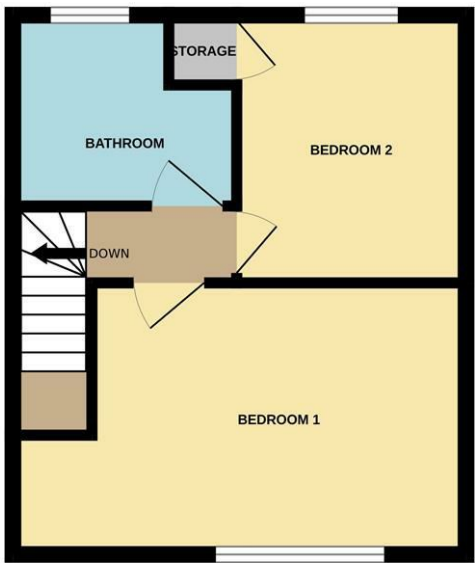


Floor Plan

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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