

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

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Coniston Drive, Stalybridge, SK15 1EE

Dawsons are pleased to bring to market this three bedroom property with gardens to front and rear. The property is situated within easy reach of local amenities and is ideally suited to a wide range of prospective purchasers, offered for sale with no forward vendor chain we would highly recommend interested parties view at their earliest convenience.

Price £169,000



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



Coniston Drive, Stalybridge, SK15 1EE

- No vendor chain
- Three bedroom property
- Close to local amenities
- Excellent commuter links
- Gardens to both front and rear
- Internal inspection highly recommended

GROUND FLOOR

Hallway

uPVC front door to front, door leading to:

Reception Room

11' x 16' (3.35m x 4.88m)

uPVC double glazed window, gas central heating radiator, fireplace, door to:

Kitchen/ Diner

15' x 8' (4.57m x 2.44m)

uPVC double glazed window, fitted with a range of wall and base units with worksurface over, tiled splashbacks, space for cooker, plumbing for automatic washing machine, stainless steel sink with mixer tap, gas central heating radiator, space for dining table, uPVC double glazed rear door leading to garden.

Bedroom 1

10' x 13' (3.05m x 3.96m)

uPVC double glazed window, gas central heating radiator.

Bedroom 2

12' x 9' (3.66m x 2.74m)

uPVC double glazed window, gas central heating radiator.

Bedroom 3

7' x 10' (2.13m x 3.05m)

uPVC double glazed window, gas central heating radiator.

Externally

Front garden, rear garden with brick outhouse.

N.B.

Please note that the property's boiler is currently not in working order and may require replacement. The property has been priced to reflect this.

FIRST FLOOR

Landing

Access to boarded loft with electric light, doors to:

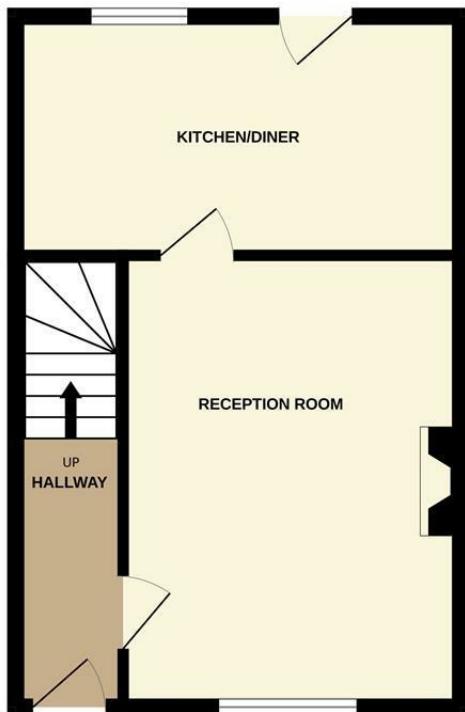


Directions

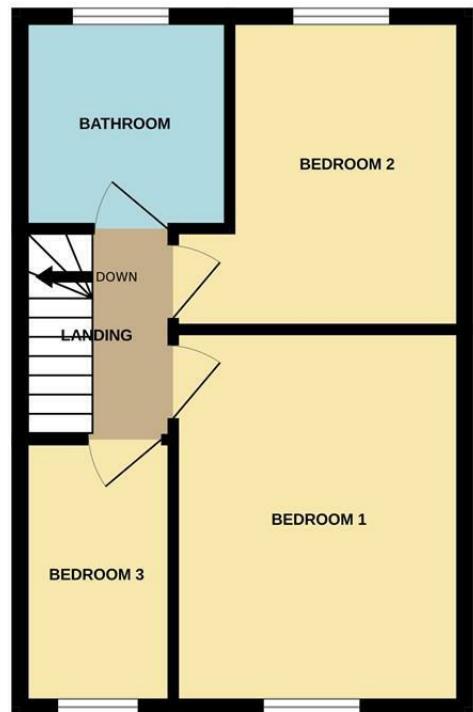


Floor Plan

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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	80
(92 plus) A	81-91
B	80-89
C	79-69
D	68-60
E	59-54
F	53-38
G	37-10
Not energy efficient - higher running costs	
	61

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	81-91
B	80-89
C	79-69
D	68-60
E	59-54
F	53-38
G	37-10
Not environmentally friendly - higher CO ₂ emissions	
	61

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