

DAWSONS

Property Professionals since 1925

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High Bank Avenue, Stalybridge, SK15 2SW

Dawsons are pleased to bring to market this three bedroom, semi detached, family home. Situated in a most popular residential location with access to all local amenities. The property is offered for sale with No Forward Vendor Chain. There is a good sized integral garage with further potential to extend (STP) and we would recommend interested parties view the property at their earliest convenience.

The property is well placed for Stalybridge Town Centre which provides a range of shopping and recreational amenities. The Town Centre's bus and train stations provide excellent commuter links. Local junior and high schools are close to hand and other amenities in the vicinity include Cheethams Park, Priory Tennis Club and Gymetc.,

Offers Over £310,000



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



High Bank Avenue, Stalybridge, SK15 2SW

- Well Proportioned 3 Bedroom Semi Detached Property
- Easy Access to Several Local Junior and High Schools
- Driveway plus Integral Brick Built Garage
- No Onward Chain
- Well Regarded Residential Location
- uPVC Double Glazing/Gas Fired Central Heating

GROUND FLOOR

Entrance hallway

uPVC double glazed window, uPVC door, storage cupboard, stairs leading to first floor, door leading to:

Reception room

15' x 15' (4.57m x 4.57m)

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

Kitchen/Dining room

9' x 18' (2.74m x 5.49m)

uPVC double glazed window, fitted with a range of wall and base units with work surface over, 2 separate sinks with mixer taps, space for cooker, overhead extractor fan, space for automatic washing machine, dishwasher, fridge and freezer, storage cupboard, part tiled, door leading to:

Office

9' x 10' (2.74m x 3.05m)

uPVC double glazed window, gas central heating radiator.

Hallway

3' x 3' (0.91m x 0.91m)

Door leading to downstairs W/C, uPVC door leading to outside.

W/C

uPVC double glazed window, gas central heating radiator, low level W/C.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13' x 11' (3.96m x 3.35m)

uPVC double glazed window, gas central heating radiator, fitted wardrobes.

Bedroom 2

11' x 11' (3.35m x 3.35m)

uPVC double glazed window, gas central heating radiator.

Bedroom 3

7' x 9' (2.13m x 2.74m)

uPVC double glazed window, gas central heating radiator.

Bathroom

7' x 6' (2.13m x 1.83m)

uPVC double glazed window, chrome heated towel rail, low level W/C, wash hand basin, panelled with overhead shower unit, part tiled walls.

Garage

9' x 13' (2.74m x 3.96m)

uPVC double glazed window, uPVC door, garage door.

Externally

Lawned garden to front with block paved driveway leading to garage, enclosed paved and lawned garden.

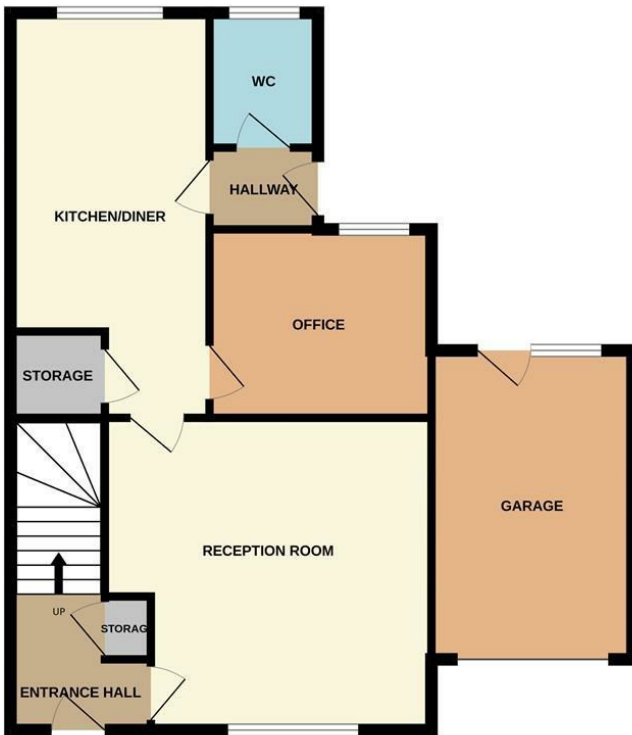


Directions

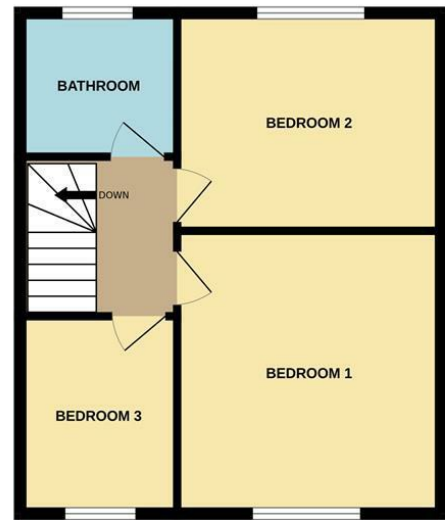


Floor Plan

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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