

DAWSONS

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

Website: www.wcdawson.com Email: reception@wcdawson.com



Huddersfield Road, Stalybridge, SK15 3DW

Dawsons are pleased to present this FOUR bedroom, beautifully designed new build property on Huddersfield Road in Stalybridge. Offering spacious living with a contemporary open plan kitchen/living room, finished to a high standard throughout, this impressive family home combines modern design with practical living space. The property also benefits from fitted Solar Panels. No vendor chain. *Viewing is highly recommended*

Offers In The Region Of £385,000



CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS



Huddersfield Road, Stalybridge, SK15 3DW

- New Build Detached Property
- Four Bedrooms
- Contemporary Open Plan Kitchen/Living room
- Block Paved Driveway
- EV Charging Point
- No vendor Chain
- Popular And Convenient Location
- Viewing Highly Recommended

GROUND FLOOR

Entrance Hall

Composite door, LVT flooring, stairs leading to first floor, understairs storage cupboard, doors leading to:

Downstairs WC

3' x 8' (0.91m x 2.44m)
uPVC double glazed window, vanity wash hand basin, low level WC, LVT flooring, heated towel rail.

Lounge

11' x 13' (3.35m x 3.96m)
uPVC double glazed bay window, gas central heating radiator.

Open Plan Kitchen/Living Room

19' x 19' (5.79m x 5.79m)
uPVC double glazed window, fitted a full range of contemporary wall and base units with worksurface over, inset sink and mixer tap, matching breakfast bar, electric hob with extractor unit over, integrated fridge freezer, laundry cupboard with plumbing for automatic

washing machine, LVT flooring, two designer radiators, inset ceiling downlights, three uPVC double glazed Velux skylights, uPVC bi-folding doors leading onto rear patio area

FIRST FLOOR

Landing

uPVC double glazed window, doors leading to:

Bedroom (1)

11' x 12' (3.35m x 3.66m)
uPVC double glazed bay window, gas central heating radiator.

Bedroom (2)

11' x 8' (3.35m x 2.44m)
uPVC double glazed window, gas central heating radiator.

Bedroom (3)

8' x 9' (2.44m x 2.74m)
uPVC double glazed window, gas central heating radiator.

Bedroom (4)

8' x 9' (2.44m x 2.74m)
uPVC double glazed window, gas central heating radiator.

Bathroom

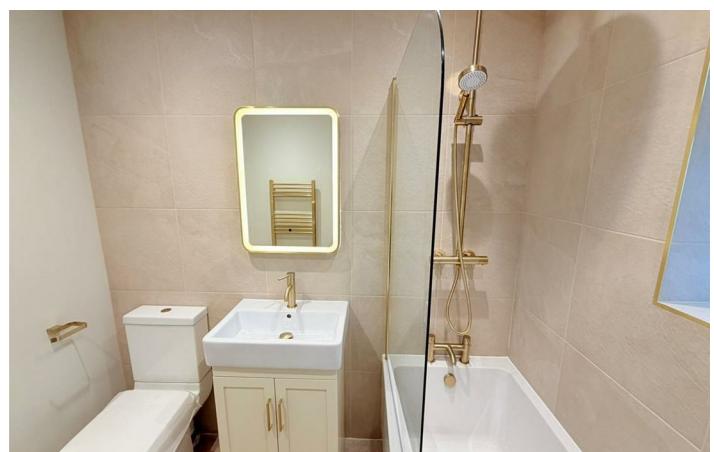
uPVC double glazed window, fitted with a new contemporary suite comprising; low level WC, vanity wash hand basin, LED mirror, bath with rainfall shower and glass shower screen, tiled walls, heated towel rail.

Externally

Block paved driveway, fitted EV charger, solar panels, larger than average rear garden.



Directions



Floor Plan



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 | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 94 | 94 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |