

# DAWSONS

Property Professionals since 1925

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## Hawthorn Drive, Stalybridge, SK15 1UE

**\*\*No vendor chain\*\*** Dawsons are pleased to present this 3 bedroomed extended semi-detached property. This well proportioned home will be suitable growing families, close to Gorse Hall. and local schools.

Nearby Stalybridge and Ashton under Lyne Town Centres provide excellent commuter links via there bus and train stations with the Metrolink also being available in Ashton.

**Price £280,000**



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



# Hawthorn Drive, Stalybridge, SK15 1UE

- Extended property
- Driveway & Garage
- New carpets throughout
- Large rear garden
- Popular location
- Three bedrooms
- No vendor chain

## GROUND FLOOR

### Porch

3'1 x 6'1 (0.94m x 1.85m)

UPVC front door, leading into...

### Hallway

11'2 x 5'6 (3.40m x 1.68m)

Stairs leading to first floor, Door leading to...

### Living room

1'7 x 13'1 (0.48m x 3.99m)

uPVC double-glazed window, central heating radiator, feature fireplace with inset gas fire, open to:

### Dining room

8'3 x 17'9 (2.51m x 5.41m)

UPVC double glazed window, central heating radiator, uPVC double glazed French doors to conservatory, open to:

### Kitchen

8'6 x 7'8 (2.59m x 2.34m)

A range of modern wall and floor mounted units, built in gas oven and gas hob with chimney hood over, recess

spotlights, inset sink with mixer tap, uPVC double-glazed windows. Door leading to garage..

### Conservatory

9'3 x 18'6 (2.82m x 5.64m)

Large UPVC conservatory, central heating radiator, laminate flooring, Upvc double glazed French doors leading to garden..

## FIRST FLOOR

### Landing

7 x 5'9 (2.13m x 1.75m)

Loft access, doors leading onto..

### Bedroom 1

11'9 x 10'2 (3.58m x 3.10m)

uPVC double-glazed window, central heating radiator.

### Bedroom 2

9'7 x 11'7 (2.92m x 3.53m)

uPVC double-glazed window, central heating radiator.

### Bedroom 3

9 x 7'5 (2.74m x 2.26m)

uPVC double-glazed window, central heating radiator.

### Bathroom

6'5 x 5'4 (1.96m x 1.63m)

uPVC double glazed window, fitted with a modern bathroom suite comprising panelled bath with rainfall shower over, matching vanity wash hand basin and low level WC, tiled walls, clad ceiling with inset ceiling lights.

### External

To the front, a block paved driveway leading to garden, lawned area. The rear of the property consists of 3 tiers, One with a patio area, one with decking and the lower area consists of lawned area with a pond.



## 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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