DAWSONS

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Hunters Court, Stalybridge, SK15 2UH

Dawsons are delighted to welcome to the market this executive detached family home. The ground floor offers entrance hall, downstairs WC, lounge, dining room and kitchen. The first floor comprises of four bedrooms, en-suite shower room and family bathroom. Lawned garden to front with shrub borders, driveway with double gates leading to detached double garage and rear garden. Enclosed lawned garden to rear with mature shrubs and paved patio. Viewing highly recommended

Situated in arguably one of the most sought-after locations in Stalybridge, just off the ever popular Mottram Old Road, the property is close to countryside walks as well as being within walkable distance from the ever popular Stalyhill infant and junior schools. Stalybridge town centre is less than two miles distant via the A6018, within the centre there are a range of local amenities including excellent transport commuter links to Manchester City Centre, local supermarkets, shops, public houses/restaurants and much more. The property is also well positioned for easy access to the M67 and M60 Outer Manchester Ring Road.

Offers In The Region Of £425,000

Hunters Court, Stalybridge, SK15 2UH

- Executive Detached Family Home
- En-suite & Family Bathroom
- Double Garage & Driveway
- No Forward Chain
- Countryside Walks Closeby
- Viewing Highly Recommended
- Four Bedrooms
- Sought After Location

Ground Floor

Entrance Hall
Double glazed composite style security door, gas central heating radiator, stairs to first floor, understairs storage cupboard.

Downstairs WC
uPVC double glazed window, fitted with a two piece suite comprising of a pedestal wash hand basin and low level WC, part tiled walls, gas central heating radiator.

Lounge
17'11 x 11'3 (5.46m x 3.43m)
uPVC double glazed window, gas central heating radiator, feature fireplace,

Dining Room
11'3 x 9'6 (3.43m x 2.90m)
uPVC double glazed French doors, gas central heating radiator.

Kitchen
14'12 x 10' (4.27m x 3.05m)
uPVC double glazed window, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, built in double oven, built in four ring gas hob with extractor over, tiled walls, plumbing for washing machine, space for under counter fridge.

First Floor

Landing
uPVC double glazed window, loft access, two built in storage cupboards, doors leading to:

Bedroom One
12'10 x 11'4 (3.91m x 3.45m)
uPVC double glazed window, gas central heating radiator, door to:

En-Suite
Fitted with an enclosed shower cubicle, pedestal wash hand basin and low level WC, tiled walls.

Bedroom Two
11'9 reducing to 10'8 x 11'3 (3.58m reducing to 3.25m x 3.43m)
uPVC double glazed window, gas central heating radiator.

Bedroom Three
10'2 x 7'6 (3.10m x 2.29m)
uPVC double glazed window, gas central heating radiator.

Bedroom Four
10'3 x 6'11 (3.12m x 2.11m)
uPVC double glazed window, gas central heating radiator.

Bathroom
uPVC double glazed window, fitted with a three piece suite comprising of a panelled bath with shower over, vanity wash hand basin, low level WC, tiled walls, tiled floor.

Externally
Lawned garden to front with shrub borders, driveway with double gates leading to detached double garage and rear garden. Enclosed lawned garden to rear with mature shrubs and paved patio.

Garage
18'11 x 16'5 max (5.77m x 5.00m max)
Detached garage with up and over door, uPVC double glazed window, power and lighting.

AML Checks
We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .



Directions











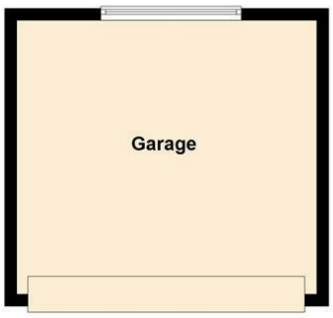




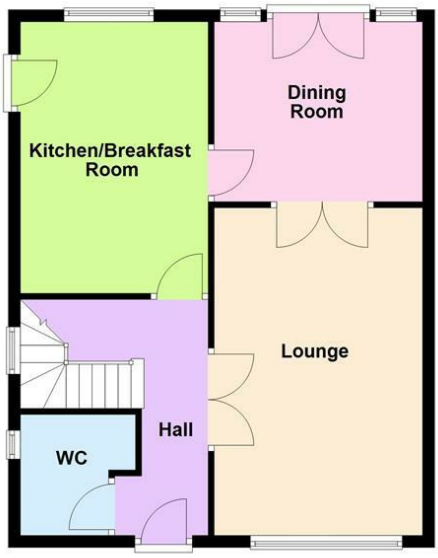


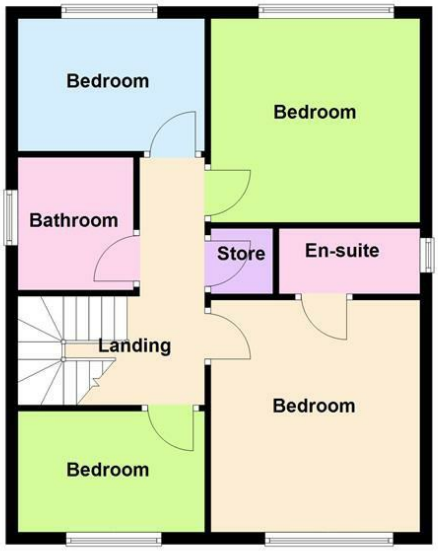
Floor Plan

Ground Floor



First Floor





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