

# DAWSONS

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## Astley Road, Stalybridge, SK15 1NJ

Dawsons are pleased to bring to the market Braemar an attractive and individually designed, 1930s period residence which has been extended and offers family sized accommodation situated within a good sized plot. This executive property occupies one of the most favoured locations of Stalybridge, directly overlooking Stamford Park and being within close proximity of other local amenities including West Hill School and the excellent commuter links provided by the Town Centre's bus and train stations. Boasting both well proportioned and well planned accommodation it is highly recommended that the property be viewed internally to fully appreciate the accommodation on offer and the tasteful blend of character and contemporary features on offer.

**Offers In The Region Of £600,000**



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



# Astley Road, Stalybridge, SK15 1NJ

- 5 Bedroom/3 Bathroom Executive Detached Garaged Property with Contemporary Feel
- Good sized Garden Plot with Ample Off Road Parking plus Integral Single Garage
- Close to Tameside General Hospital
- Substantial Living Accommodation
- Must be Viewed Internally
- Overlooking Stamford Park
- Highly Regarded Residential Location
- Excellent Access to Commuter Links and Local Amenities
- Good Order Throughout

## Contd....

The Accommodation briefly comprises:

Entrance Vestibule, spacious Reception Hallway, Cloaks/WC, Lounge with feature fireplace, Dining Room open to further Living Room, Morning Room with central island unit and bi folding doors onto the rear garden, the morning room is open to the substantial modern, fully fitted Kitchen with integrated appliances

To the first floor there is a substantial landing with feature stained glass window, there are five well proportioned Bedrooms with Bedroom 1 having an En-suite and Bedroom 2 having a shower room, there is also a further stylishly re-fitted Family Bathroom/WC

Externally the property occupies a substantial garden plot with off road parking for numerous vehicles as well as an integral single garage.

The fully enclosed rear garden has Indian stone flagged sun terrace with further lawned garden area, mature border plants and shrubs providing a high degree of privacy.

## The Accommodation in Detail Comprises:

### Entrance Vestibule

Double glazed composite style security door with built-in storage cupboard

### Entrance Hallway

having stained glass window insets, laminate flooring, central heating radiator

### Cloaks/WC

7'11 x 5'10 (2.41m x 1.78m)

Having low level WC, contemporary wash hand basin with vanity storage unit below, fully tiled, tiled floor, underfloor heating recessed spotlights, uPVC double glazed window, understairs storage area

### Lounge

14'5 plus bay window x 12'6 (4.39m plus bay window x 3.81m)

Having feature fireplace with tiled hearth and open fire, uPVC double glazed bay, central heating radiator

### Living Room

18'11 x 11'3 (5.77m x 3.43m)

uPVC double glazed window, central heating radiator, open to:

### Dining Area

14'5 reducing to 12'4 x 13'4 (4.39m reducing to 3.76m x 4.06m)

uPVC double glazed window, central heating radiator

### Morning Room

12'2 x 9'9 (3.71m x 2.97m)

Having central island with breakfast bar, granite work surfaces and base units, double glazed bi folding doors onto the rear garden, central heating radiator, tiled floor, recessed spotlights, open to the Kitchen area

### Kitchen Area

24'3 x 9'4 (7.39m x 2.84m)

Substantial range of wall and floor mounted units, inset sink unit with granite work surfaces, five ring gas hob with stainless steel chimney hood over, two built-in ovens, built-in microwave, integrated freezer, integrated dishwasher, plumbed for automatic washing machine, tiled floor, recessed spotlights, three uPVC double glazed windows, central heating radiator, access to integral garage

### Integral Garage

13'8 x 9'11 maximum (4.17m x 3.02m maximum)

Having power and lighting

### First Floor:

#### Landing

Feature stained glass window, loft access

#### Bedroom (1)

14'5 x 11'2 (4.39m x 3.40m)

uPVC double glazed window, central heating radiator

#### En-suite

Shower cubicle, wash hand basin with vanity storage unit below, towel rail/radiator, low level WC, laminate flooring, recessed spotlights

#### Bedroom (2)

14'4 plus bay x 11'10 including shower room compar (4.37m plus bay x 3.61m including shower room compa)

Fitted wardrobes. Shower Room comprises shower cubicle, plus further shower attachment, wash hand basin with vanity storage unit below, fully tiled, two uPVC double glazed windows, towel rail/radiator, tiled floor, recessed spotlights

#### Bedroom (3)

9'11 x 12'6 (3.02m x 3.81m)

Laminate flooring, uPVC double glazed window, central heating radiator

#### Bedroom (4)

12'5 x 6'2 (3.78m x 1.88m)

uPVC double glazed window, recessed spotlights, central heating radiator

### Bedroom (5)

8'6 reducing to 6'3 x 8'0 (2.59m reducing to 1.91m x 2.44m)

uPVC double glazed window, central heating radiator

### Family Bathroom/WC

Modern white suite having tile panel bath with shower over plus shower attachment, low level WC, wash hand basin with vanity storage unit, fully tiled, tiled floor, recessed spotlights, contemporary towel rail/central heating radiator, uPVC double glazed window

### Externally:

There is a substantial driveway to the front of the property providing off road parking for several vehicles.

The front garden is laid to lawn with mature border plants and shrubs.

To the rear there is an Indian stone flagged sun terrace with further lawned gardens and mature border plants and shrubs which provide a high degree of privacy

### 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

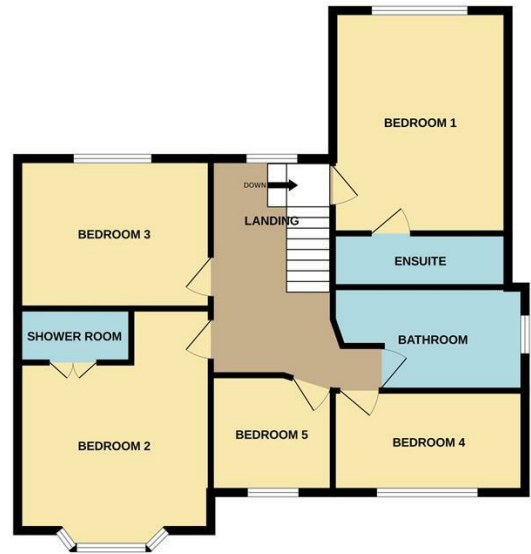


# Floor Plan

GROUND FLOOR



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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