

# DAWSONS

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## Demesne Drive, Stalybridge, SK15 2QG

Superbly presented, two bedroom, stone terrace cottage comes onto the market in first class decorative order and boasts a gated driveway providing off road parking plus a larger than average enclosed rear garden. Ideally suited to a first time buyer or someone looking to "downsize" and we would urge interested parties to view at their earliest convenience.

The property is well placed for all amenities with Stalybridge Town Centre being readily accessible, also close to hand are local junior and high schools, Copley recreational centre and several countryside walks.

**Price £175,000**



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



# Demesne Drive, Stalybridge, SK15 2QG

- Two Bedroom End Stone Terraced Cottage
- Popular and Convenient Location
- Well Placed for all Amenities
- Gated Off Road Parking
- Modern Kitchen and Bathroom
- Internal Inspection Highly Recommended
- Larger Than Average Rear Garden Area
- Good Decorative Order Throughout

## Contd.....

The Accommodation briefly comprises: 14'4 x 13'4 (including vestibule) (4.37m x 4.06m (including vestibule))

Entrance Vestibule, Lounge with feature fireplace, Dining Kitchen with range of modern fitted units and integrated appliances.

To the first floor there is a good sized Master Bedroom whilst the second Bedroom has built-in wardrobes, Bathroom/WC with modern white suite.

Externally to the side of the property there is a gated car parking space and to the rear there is a good sized garden area with astro-turfed and decked patio areas. The additional outside space afforded by the property provides potential for extending the accommodation (STP).

## The Accommodation in detail:

### Entrance Vestibule

uPVC double glazed front door

### Lounge

14'4 x 13'4 (including vestibule) (4.37m x 4.06m (including vestibule))  
Feature fireplace, uPVC double glazed window, central heating radiator

### Dining Kitchen

14'4 x 10'0 (4.37m x 3.05m)  
Circular single drainer stainless steel sink unit, range of modern wall and floor mounted units, built-in oven, four ring gas hob with chimney hood over, integrated fridge freezer, plumbed for automatic washing machine, part tiled, uPVC double glazed rear door and window, recessed spotlights, central heating radiator

### First Floor:

#### Landing

Loft access

#### Bedroom (1)

14'4 x 13'4 (4.37m x 4.06m)  
uPVC double glazed window, central heating radiator

### Bedroom (2)

10'2 x 5'6 plus door recess area (3.10m x 1.68m plus door recess area)  
Built-in wardrobes, overhead storage wardrobes, uPVC double glazed window, central heating radiator

### Bathroom/WC

White suite having panel bath with shower over, pedestal wash hand basin, low level WC, part tiled, alcove shelf, towel rail/radiator, uPVC double glazed window.

### Externally:

To the side of the property there is a gated cobbled driveway providing secure off road parking.

To the rear of the property there is a flagged patio with further astro-turfed section with further decked patio areas.



## Directions



# Floor Plan

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