DAWSONS

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Hough Hill Road, Stalybridge, SK15 2HB

Dawsons are pleased to bring to market this extended, five bedroom end terraced property. This spacious property has been fully refurbished and is move in ready, Transport links are excellent and is situated close by to Stalybridge town centre and within close reach to Ashton-Under-Lyne. The home is being sold with no vendor chain and internal inspection is highly recommended.

Offers In The Region Of £425,000

Hough Hill Road, Stalybridge, SK15 2HB

- No vendor chain
- Views to rear
- Modern kitchen
- Excellent commuter links
- Five bedrooms
- Over four floors
- Larger than average family bathroom
- Ready to move into
- Utility room
- Close to local amenities

Ground Floor

Entrance Hall
uPVC door, motion sensor lighting, doors leading to:

Reception Room
11' x 16' (3.35m x 4.88m)
uPVC double glazed bay window, fitted storage unit, laminate flooring, recessed downlights, gas central heating radiator.

Kitchen/Dining room
30' x 10' (9.14m x 3.05m)
uPVC double glazed window, fitted with a range of modern wall and base units with worksurface over, inset sink and drainer with mixer tap, tiled splashbacks, feature island, tiled, duel fuel range cooker with extractor unit above, space for fridge freezer, integrated microwave, laminate flooring, recessed downlights, glass roof lantern, gas central heating radiator, stairs down to lower ground floor, bi-folding doors leading to rear garden.

Utility Room
8' x 3' (2.44m x 0.91m)
Wall mounted unit, fitted worksurface with plumbing for automatic washing machine, laminate flooring.

Lower Ground Floor

Cellar/Bedroom 5
11' x 15' (3.35m x 4.57m)
uPVC double glazed window, gas central heating radiator.

Wetroom
3' x 6' (0.91m x 1.83m)
Wall mounted waterfall shower, wash hand basin and low level WC, tiled walls.

First floor

Landing
uPVC double glazed window, motion sensor lighting, stairs to second floor, doors to:

Bedroom 2
10' x 15'' (3.05m x 4.57m')
uPVC double glazed window, gas central heating radiator, door to:

En suite
4' x 6' (1.22m x 1.83m)
Shower unit, vanity wash hand basin, heated towel rail, low level WC.

Bedroom 3
9' x 12' (2.74m x 3.66m)
uPVC double glazed window, gas central heating radiator.

Bedroom 4
7' x 12' (2.13m x 3.66m)
uPVC double glazed window, gas central heating radiator.

Family Bathroom
8' x 14' (2.44m x 4.27m)
Wooden double glazed windows, walk in shower, panelled bath, tiled, twin sinks with mirror, low level WC, tiled.

Second Floor

Landing
Velux window, storage cupboard.

Bedroom one
11' x 15' (3.35m x 4.57m)
Double glazed Velux windows, gas central heating radiator, feature lighting.

En suite
4' x 5' (1.22m x 1.52m)
Double glazed Velux window, shower cubicle, low level WC, wash hand basin with vanity storage, heated towel rail.

Externally
Paved forecourt garden, driveway and garage. Enclosed larger than average garden to rear with decking and steps leading down to lawned garden area.

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



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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