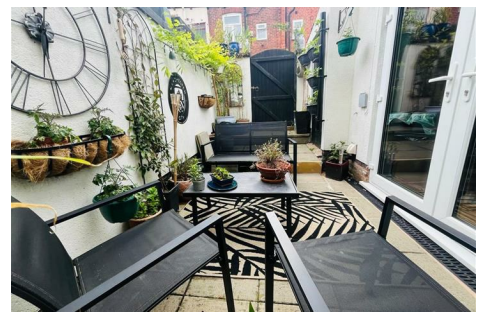


DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

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French Street, Stalybridge, SK15 2NT

Coming onto the market in first class order throughout and being comprehensively upgraded by the present owners benefitting from numerous quality features, this stunning larger than average two-bedroom middle-terrace property is, in our opinion, in turnkey condition and definitely worthy of an internal inspection.

The property is located in a popular residential location within easy reach of Stalybridge Town Centre and its associated amenities.

Price £190,000



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



French Street, Stalybridge, SK15 2NT

- Stunning Two-Bedroom Middle-Terrace
- Presented To A Particularly High Standard
- Fitted and Built-in Wardrobes To Both Well-Proportioned Bedrooms
- Stylishly Re-Fitted Dining Kitchen With Solid Wood Worktops
- Separate Useful Utility Area
- Delightful Rear Courtyard Garden
- Excellent Commuter Links
- Well-Regarded Residential Location
- Internal Inspection Simply Essential

The Accommodation Briefly

Comprises:

Lounge with feature inset fireplace, re-fitted dining kitchen with integrated appliances, utility room off with French doors onto the rear courtyard which has a useful brick store. To the first floor there are two well-proportioned bedrooms each with fitted and built-in wardrobes, bathroom/WC with modern white suite.

Externally, there is a rear courtyard Garden.

The property is within easy reach of Stalybridge town centre with its range of shopping and recreational amenities. The town centre's bus and train stations provide excellent commuter links to Manchester City Centre.

The Accommodation In Detail

Comprises:

GROUND FLOOR

Lounge

12'10 x 11'11 (3.91m x 3.63m)

Contemporary inset feature electric fire, laminate flooring, uPVC double-glazed window, central heating radiator.

Dining Kitchen

12'10 x 11'10 (3.91m x 3.61m)

Inset Belfast style sink with a range of wall and floor mounted units, solid wooden work

surfaces, integrated wine chiller, part tiled walls,, tiled floor, understairs storage cupboard, uPVC double-glazed window, contemporary central heating radiator.

Utility Area

13'4 x 3'10 maximum (4.06m x 1.17m maximum)

Built-in cupboards which contain the central heating boiler and plumbing for automatic washing machine and dryer, tiled floor, recess spotlights, uPVC double-glazed French doors onto the rear courtyard, central heating radiator.

FIRST FLOOR

Landing

Loft access

Bedroom 1

11'2'10 x 11'11 (34.39m x 3.63m)

Full range of built-in and fitted wardrobes, uPVC double-glazed window, recess spotlights, central heating radiator.

Bedroom 2

11'11 x 7'0 (3.63m x 2.13m)

Fitted wardrobes and cabin bed, built-in bedroom furniture, recess spotlights, uPVC double-glazed window, central heating radiator

Bathroom/WC

Modern white suite having tiled panel bath with shower over, wash hand basin with

vanity storage unit below, low-level WC, tiled floor, fully tiled, alcove shelving, recess spotlights, uPVC double-glazed window, heated chrome towel rail/radiator.

EXTERNAL

Rear courtyard Garden.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "A".

VIEWINGS

Strictly by appointment with the Agents.

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 .

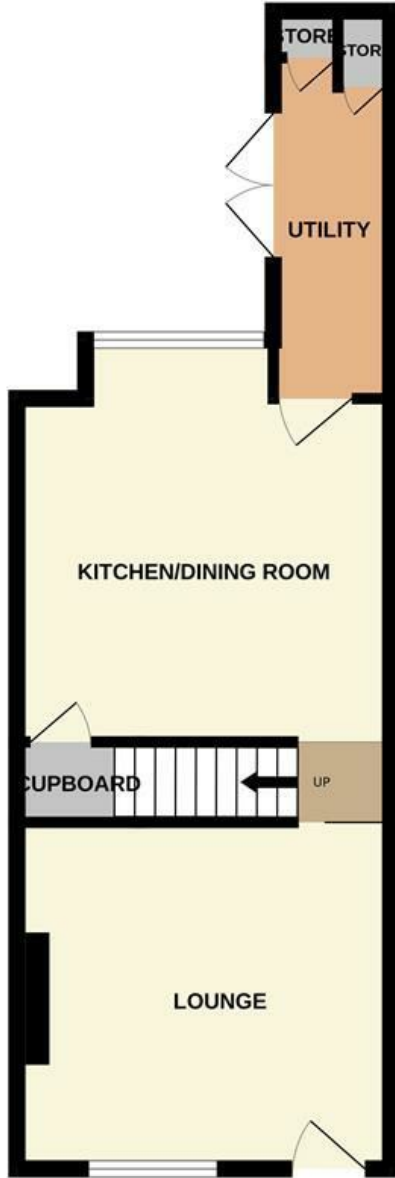


Directions



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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