DAWSONS

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Demesne Drive, Stalybridge, SK15 2PG

Dawsons are pleased to bring to market this beautifully modernised and well-proportioned home, occupying an elevated position set back off the main road. Having undergone a comprehensive upgrade throughout by the current owner to include a newly fitted kitchen, carpets, radiators, roof with Velux window and complete electrical re-wire. This move in ready property would be ideal for first time buyers, couples and growing families. Viewing highly recommended to fully appreciate everything this property has to offer.

Price £225,000

Demesne Drive, Stalybridge, SK15 2PG

- Three comfortable bedrooms plus highly useful loft space.
- Parking with space for two cars.
- Large low maintenance rear garden that offers excellent privacy and is not overlooked.
- Recently modernised kitchen and spacious reception room.
- Fully upgraded throughout featuring complete electrical rewire, carpets, roof with Velux window and upgraded radiators.
- Prime location close to schools, local amenities and commuter links.
- Viewing highly recommended.

Ground Floor

Hallway
uPVC front door, stairs leading to first floor, doors leading to:

Reception Room
11' x 16' (3.35m x 4.88m)
Two uPVC double glazed windows, gas central heating radiators.

Kitchen/Diner
10' x 16' (3.05m x 4.88m)
Two uPVC double glazed windows, fitted with a range of wall and base units with worksurface over, inset sink with mixer tap, fitted cooker with extractor hood over, plumbing for washing machine, space for fridge freezer, under stairs storage cupboard, two gas central heating radiators, recessed ceiling downlights, tiled floor, door leading to rear garden.

First Floor

Landing
Doors leading to:

Bedroom 1
11' x 9' (3.35m x 2.74m)
uPVC double glazed window, gas central heating radiator, storage cupboard being used as wardrobe.

Bedroom 2
8' x 6' (2.44m x 1.83m)
uPVC double glazed window, gas central heating radiator.

Bedroom 3
7' x 11' (2.13m x 3.35m)
uPVC double glazed window, gas central heating radiator, pull down ladders to useful loft space with Velux window.

Bathroom
5' x 7' (1.52m x 2.13m)
uPVC double glazed window, panelled bath wish rainfall shower over, wash hand basin, low level WC, contemporary radiator/towel rail, tiled walls and floor.

Externally
Off road parking for two cars to the front. Enclosed large, low maintenance garden to the rear, not overlooked.

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

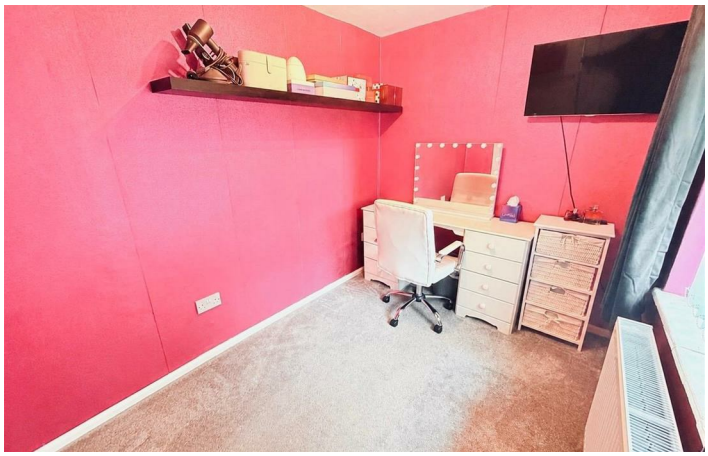










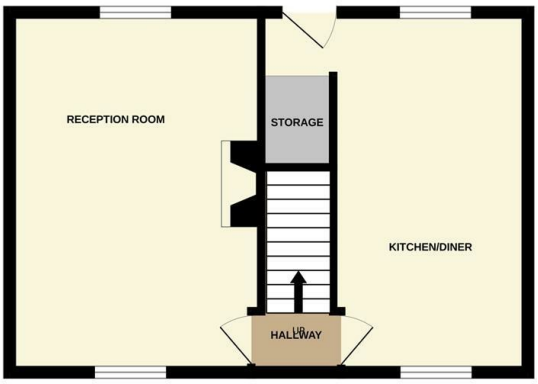




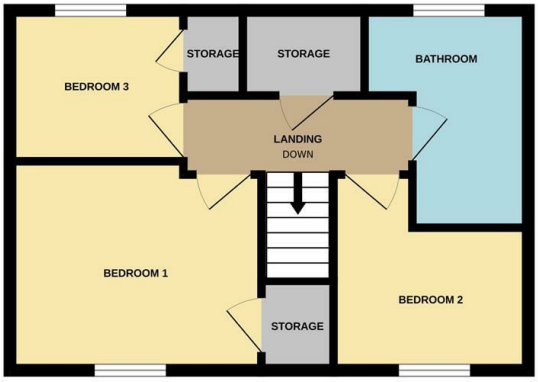


Floor Plan

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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