DAWSONS

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Cranworth Street, Stalybridge, SK15 2NW

Dawsons are pleased to present this three bedroom detached property on Cranworth Street, Stalybridge. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space or someone looking for somewhere to put their own personal stamp on it.

Close to local amenities and reputable schools with excellent transport links. Viewing is highly recommended to fully appreciate all this property has to offer.

Offers In The Region Of £275,000

Cranworth Street, Stalybridge, SK15 2NW

- Detached family property
- Three bedrooms
- Two reception rooms
- No Vendor Chain
- Downstairs WC
- Close to local amenities & schools

GROUND FLOOR

Hallway
3'9" x 16'10" (1.16 x 5.15)
Door to front, gas central heating radiator, stairs leading to first floor, doors leading to:

Lounge
3.07 x 3.47
uPVC double glazed window, feature fireplace, gas central heating radiator, open to:

Dining Room
12'7" x 9'3" (3.86 x 2.84)
uPVC double glazed window, gas central heating radiator.

Downstairs WC
uPVC double glazed window, wash hand basin, low level WC.

Kitchen
19'5" x 7'1" (5.92 x 2.18)
uPVC double glazed windows, fitted with a range of wall and base units, worksurface over, tiled splashbacks, inset sink with mixer tap, under counter fridge and freezer, space for cooker and washing machine, door to rear garden.

Conservatory/ Sunroom
9'8" x 11'5" (2.95 x 3.49)
uPVC double glazed windows, door to outside.

FIRST FLOOR

Landing
10'5" x 6'3" (3.2 x 1.91)
Doors leading to:

Bedroom One
11'5" x 9'3" (3.49 x 2.83)
uPVC double glazed window, gas central heating radiator.

Bedroom Two
9'1" x 12'8" (2.77 x 3.87)
uPVC double glazed window, gas central heating radiator.

Bedroom Three
3'10" x 7'5" (1.19 x 2.27)
uPVC double glazed window, gas central heating radiator.

Bathroom
6'5" x 5'6" (1.97 x 1.68)
uPVC double glazed window, walk in shower, glass shower screen, wash hand basin.

WC
3'5" x 1'11" (1.06 x 0.6)
uPVC double glazed window, wash hand basin, low level WC.

Externally
Steps leading up to garden, gate to side leading to rear garden. Enclosed block paved garden to rear.

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















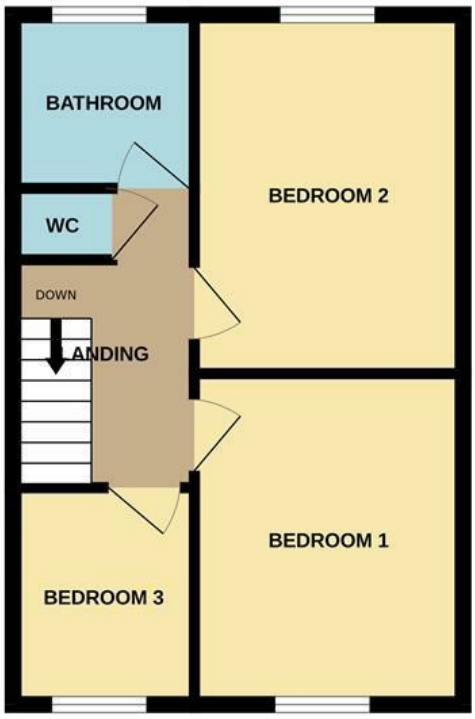


Floor Plan

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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