

# DAWSONS

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## Forester Drive, Stalybridge, SK15 2EN

This stylishly presented two-bedroom, stone-fronted middle-terraced property offers contemporary accommodation, in excellent order throughout and is within the immediate proximity of Cheethams Park. With a forecourt garden and larger than average rear yard and further garden area beyond, the property is ideally suited to a wide range of prospective purchasers.

The property is close to the town centre and therefore enjoys excellent commuter links and ensure to impress those who take the time to view the property internally.

**Price £225,000**



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



# Forester Drive, Stalybridge, SK15 2EN

- Attractive Stone Fronted Middle-Terrace
- Comprehensively Refurbished To Provide Contemporary Living
- Gardens To Both Front And Rear
- Stylishly Re-Fitted Kitchen and Bathroom
- No Onward Chain
- Immediate Access To Cheethams Park
- Town Centre Amenities Readily Available
- Internal Inspection Highly Recommended

## The Accommodation Briefly

### Comprises:

Entrance vestibule, lounge which is open to the re-fitted dining kitchen with integrated appliances. To the first floor there are two well-proportioned bedrooms, central shower room with contemporary white suite.

Externally, there is a forecourt garden whilst to the rear, there is a private enclosed yard with further garden area beyond.

The property is superbly positioned being within close proximity of Cheethams Park yet also on the fringe of Stalybridge town centre which provides a 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

##### Entrance Vestibule

uPVC double-glazed front door.

##### Lounge

13'5 x 12'7 including vestibule (4.09m x 3.84m including vestibule)  
Laminate flooring, uPVC double-glazed window, central heating radiator.

##### Dining Kitchen

11'1 x 9'8 (3.38m x 2.95m)  
One and a half bowl single drainer stainless-steel sink unit, a range of wall and floor mounted units, built-in oven, four-ring ceramic hob with chimney hood over, integrated fridge-freezer, plumbing for automatic washing machine, laminate flooring, understairs storage cupboard, recess spotlights, uPVC double-glazed rear door and window, central heating radiator.

#### FIRST FLOOR

##### Landing

##### Bedroom 1

12'7 x 10'1 (3.84m x 3.07m)  
uPVC double-glazed window, central heating radiator.

##### Bedroom 2

9'7 x 8'0 (2.92m x 2.44m)  
Built-in wardrobes over bulkhead, feature

fireplace, two uPVC double-glazed windows, central heating radiator.

##### Shower Room/WC

Contemporary white suite having shower cubicle, low-level WC, pedestal wash hand basin, part tiled, laminate flooring, recess spotlights, heated chrome towel rail/radiator.

#### EXTERNAL

There is a forecourt garden.

To the rear there is a larger than average enclosed yard area and beyond an access path there is a further garden area which provides fantastic potential.

#### TENURE

Tenure is Freehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "A".

#### VIEWINGS

Strictly by appointment with the Agents.

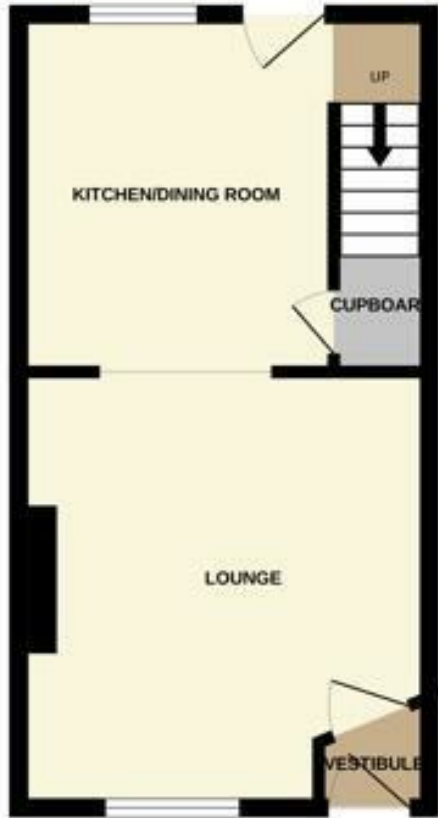


## Directions

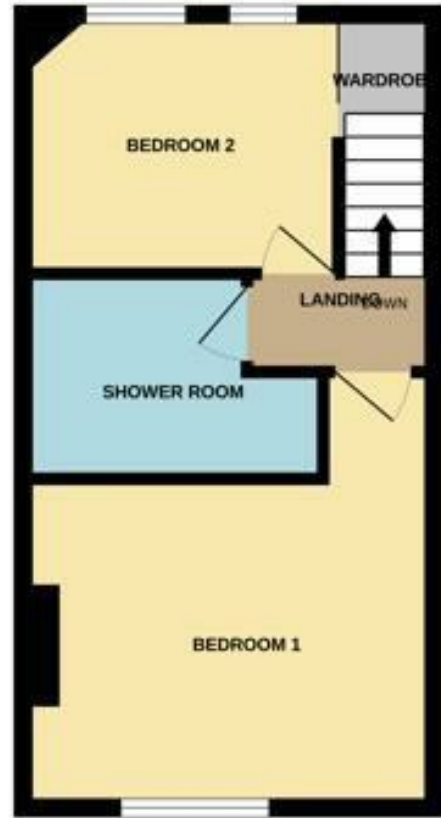


# Floor Plan

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(91-91) <b>A</b>
(81-91) <b>B</b>			(81-81) <b>B</b>
(69-81) <b>C</b>			(69-69) <b>C</b>
(55-69) <b>D</b>			(55-69) <b>D</b>
(39-55) <b>E</b>			(39-54) <b>E</b>
(21-39) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>90</b>	<b>England &amp; Wales</b>
		<b>74</b>	EU Directive 2002/91/EC