

# DAWSONS

Property Professionals since 1925

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

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Hunters Court, Stalybridge, SK15 2UH

Dawsons are delighted to welcome to the market this executive detached family home. The ground floor offers entrance hall, downstairs WC, lounge, dining room and kitchen. The first floor comprises of four bedrooms, en-suite shower room and family bathroom. Lawned garden to front with shrub borders, driveway with double gates leading to detached double garage and rear garden. Enclosed lawned garden to rear with mature shrubs and paved patio. Viewing highly recommended (Subject to Grant of Probate).

Situated in arguably one of the most sought-after locations in Stalybridge, just off the ever popular Mottram Old Road, the property is close to countryside walks as well as being within walkable distance from the ever popular Stalyhill infant and junior schools. Stalybridge town centre is less than two miles distant via the A6018, within the centre there are a range of local amenities including excellent transport commuter links to Manchester City Centre, local supermarkets, shops, public houses/restaurants and much more. The property is also well positioned for easy access to the M67 and M60 Outer Manchester Ring Road.

**Offers In The Region Of £450,000**



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



# Hunters Court, Stalybridge, SK15 2UH

- Executive Detached Family Home
- En-suite & Family Bathroom
- Double Garage & Driveway
- No Forward Chain
- Countryside Walks Closeby
- Viewing Highly Recommended
- Four Bedrooms
- Sought After Location

## Ground Floor

### Entrance Hall

Double glazed composite style security door, uPVC double glazed window, loft access, two gas central heating radiator, stairs to first floor, understairs storage cupboard.

### Downstairs WC

uPVC double glazed window, fitted with a two piece suite comprising of a pedestal wash hand basin and low level WC, part tiled walls, gas central heating radiator.

### Lounge

17'11 x 11'3 (5.46m x 3.43m)

uPVC double glazed window, gas central heating radiator, feature fireplace,

### Dining Room

11'3 x 9'6 (3.43m x 2.90m)

uPVC double glazed French doors, gas central heating radiator.

### Kitchen

14'12 x 10' (4.27m x 3.05m)

uPVC double glazed window, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, built in double oven, built in four ring gas hob with extractor over, tiled walls, plumbing for washing machine, space for under counter fridge.

## First Floor

### Landing

built in storage cupboards, doors leading to:

### Bedroom One

12'10 x 11'4 (3.91m x 3.45m)

uPVC double glazed window, gas central heating radiator, door to:

### En-Suite

Fitted with an enclosed shower cubicle, pedestal wash hand basin and low level WC, tiled walls.

### Bedroom Two

11'9 reducing to 10'8 x 11'3 (3.58m reducing to 3.25m x 3.43m)

uPVC double glazed window, gas central heating radiator.

### Bedroom Three

10'2 x 7'6 (3.10m x 2.29m)

uPVC double glazed window, gas central heating radiator.

### Bedroom Four

10'3 x 6'11 (3.12m x 2.11m)

uPVC double glazed window, gas central heating radiator.

## Bathroom

uPVC double glazed window, fitted with a three piece suite comprising of a panelled bath with shower over, vanity wash hand basin, low level WC, tiled walls, tiled floor.

## Externally

Lawned garden to front with shrub borders, driveway with double gates leading to detached double garage and rear garden. Enclosed lawned garden to rear with mature shrubs and paved patio.

## Garage

18'11 x 16'5 max (5.77m x 5.00m max) Detached garage with up and over door, uPVC double glazed window, power and lighting.

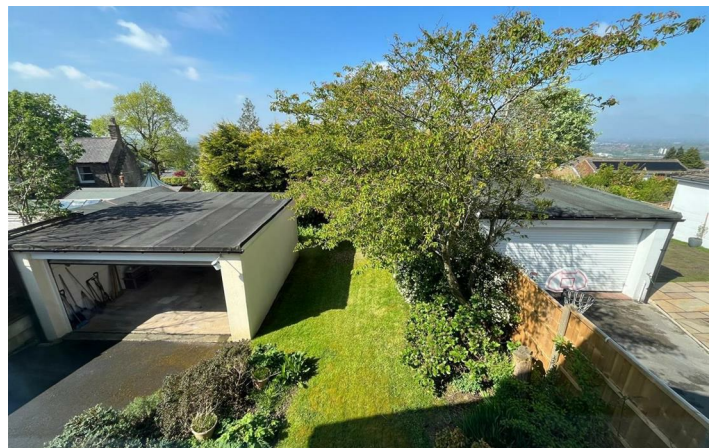
## AML Checks & Proof of Funds

We are required by law to conduct Anti Money Laundering (AML) and ID checks for all vendors and purchasers. A non refundable fee of £30 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 .

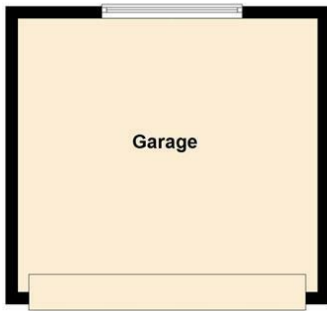


## Directions

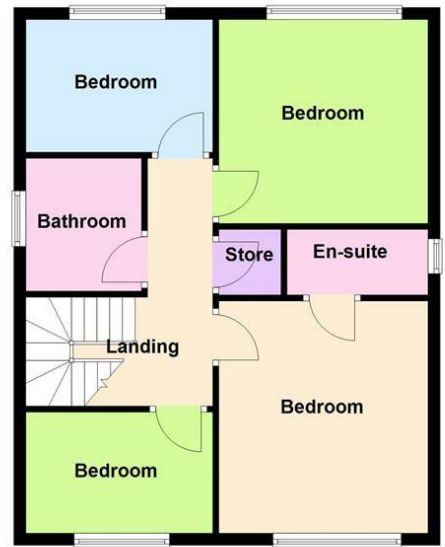
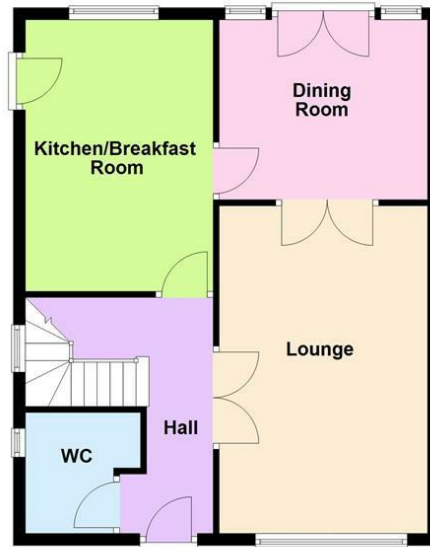


# Floor Plan

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

