

# DAWSONS

Property Professionals since 1925

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## Colbourne Grove, Hattersley, SK14 3DY

Dawsons are pleased to offer for sale this spacious three bedroom property to the market. The property offers spacious living accommodation and is for sale with \* No vendor chain\*.

In brief the property comprises of entrance hall, reception room and kitchen/diner to the ground floor. Three bedrooms and family bathroom to the first floor. Low maintenance garden to the front. Good sized garden to the rear, . it is also situated in a convenient location with good access to all amenities and excellent commuter links to Manchester and Sheffield. Viewing is highly recommended.

**Offers Over £180,000**



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



# Colbourne Grove, Hattersley, SK14 3DY

- Three Good Sized Bedrooms
- Gardens to front and rear
- Viewing Recommended
- Kitchen/Dining Room
- Excellent commuter links
- Modern shower suite with separate WC
- Spacious Accommodation

## GROUND FLOOR

### Entrance Hallway

6'0" x 5'9" (1.84 x 1.76)

uPVC double glazed window, uPVC door, gas central heating radiator, laminate flooring, door leading to reception room, stairs leading to first floor.

### Lounge/Diner

19'0" x 12'5" (5.80 x 3.8)

uPVC double glazed window, feature fireplace, gas central heating radiator, door to kitchen/dining room, uPVC French doors to rear garden,

### Kitchen

17'10" x 14'6" (5.45 x 4.42)

uPVC double glazed window, fitted with a range of wall and base units with worksurface over, inset sink and drainer, space for cooker, plumbing for automatic washing machine, under stairs storage, space for dining table.

### Porch

3'10" x 5'11" (1.17 x 1.82)

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom One

10'11" x 12'5" (3.33 x 3.8)

uPVC double glazed window, gas central heating radiator.

### Bedroom Two

10'11" x 12'0" (3.33 x 3.67)

uPVC double glazed window, gas central heating radiator.

### Bedroom Three

7'9" x 8'3" (2.37 x 2.52)

uPVC double glazed window, gas central heating radiator.

### Bathroom

7'9" x 7'3" (2.37 x 2.22)

PVC double glazed window, enclosed shower cubicle, wash hand basin, heated towel rail.

## WC

2'6" x 5'6" (0.77 x 1.68)

uPVC double glazed window, gas central heating radiator, low level WC.

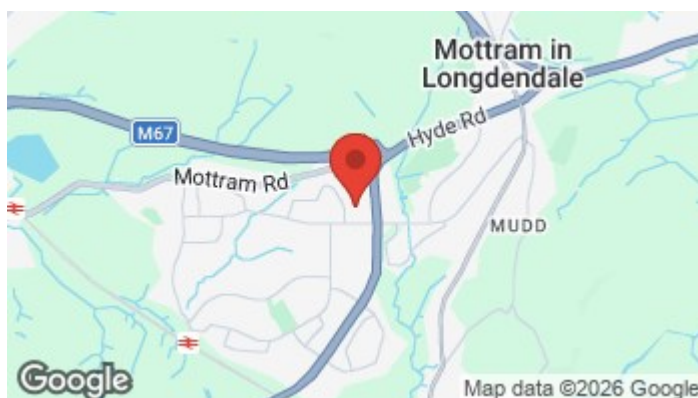
## Externally

Gardens to front and rear:

## 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

