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Balmoral Drive, Stalybridge, SK15 1BN

Dawsons are delighted to welcome onto the market this beautifully presented and well positioned, traditionally built semi-detached property. The property is by all accounts "Move-In" ready and has been upgraded and maintained by the current owners and would ideally suit a growing family. ** Viewing highly recommended **

The property is greeted by a large family lounge which in turn leads to a beautifully presented family dining room and modern kitchen with integrated appliances. There is an integral single garage which can be accessed via the kitchen. To the first floor there are two double bedrooms along with a single bedroom which can be used as a home study and a stylishly presented modern shower suite. To the front there is a driveway which provides off-road parking. To the rear there is a beautifully kept South West facing enclosed lawned garden.

Price £259,500



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



Balmoral Drive, Stalybridge, SK15 1BN

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Driveway & Garage
- Immaculately Presented
- Viewing Highly Recommended

GROUND FLOOR

Lounge

16'8" x 15'1" (5.1 x 4.6)

Stunningly presented lounge comprising uPVC double glazed bow window, wood effect laminate flooring, multi power points, 10'9" x 10'9" (excluding wardrobe depth) feature fireplace with inset Living Flame fire, (3.3 x 3.3 (excluding wardrobe depth)) designer radiator.

Dining Room

12'9" x 16'8" (3.9 x 5.1)

Well-presented dining room comprising wood effect laminate flooring, two designer fitted radiators, multi power points, smoke alarm and uPVC double glazed window with PVC French doors that lead out to the enclosed rear garden, stairs to first floor.

Kitchen

9'10" x 11'5" (3.0 x 3.5)

Modern fitted kitchen with tiled flooring, integrated wall and base units and appliances, induction hob, half-round stainless-steel sink and tap, marble worktops, ceiling spotlights, designer radiator, under unit lighting, multi power points, extractor fan, uPVC double-glazing and PVC French door that leads out to the rear garden..

FIRST FLOOR

Landing

Spacious landing with uPVC double glazed window, designer radiator, smoke alarm, access to the loft.

Bedroom 1 (Double)

uPVC double glazed window, multi power points, designer radiator and fitted wardrobes.

Bedroom 2 (Double)

8'6" x 9'6" reducing to 2'3" x 2'11" (2.6 x 2.9 reducing to 0.7 x 0.9)

uPVC double glazed window, designer radiator and fitted wardrobes.

Bedroom 3/Office

6'10" x 7'6" (2.1 x 2.3)

Single bedroom which could also be used as a home study, uPVC double-glazed window, multi power points and designer radiator.

Shower Room/WC

7'6" x 6'6" (2.3 x 2.0)

A beautifully presented modern shower room with a fitted three piece suite comprising walk in shower with rainfall shower and hand attachment, vanity wash hand basin and low level WC, tiled walls

and floor, ceiling spotlights, uPVC double-glazed window and chrome towel radiator.

EXTERNAL

To the front there is a small garden area, and block paved driveway which provides off-road parking, leading to garage.

To the rear there is an enclosed South West facing garden with block paved patio and lawned garden.

Integral Garage

The single integral garage can be accessed via the front or the kitchen. The garage is currently used for the storage of general household items and accessories along with the white goods. A new Glowworm combination condensing boiler is also located in the garage.

TENURE

Freehold - Solicitors to confirm.

COUNCIL TAX

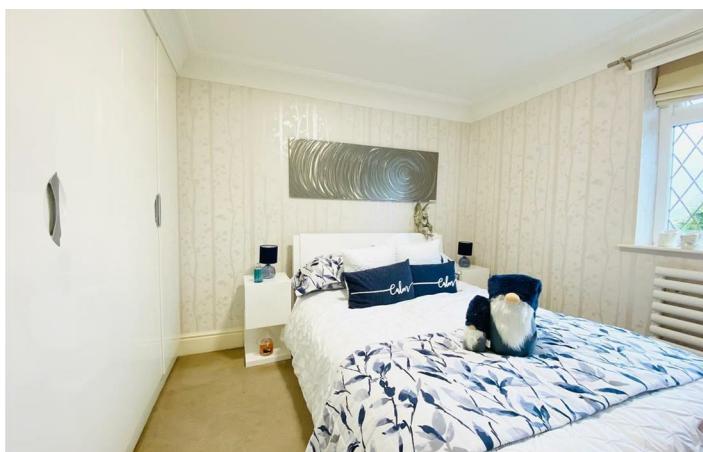
Council Tax Band "C".

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	
Council	Household
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
79	
61	

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Council	Household
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

England & Wales