

# DAWSONS

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## Boulderstone Road, Stalybridge, SK15 1HJ

This stylishly presented, three bedroom semi detached family home has been comprehensively up-graded and comes onto the market in first class order throughout. The property enjoys stunning panoramic views to the rear that must be seen to be fully appreciated.

The property is situated in a most popular residential location with good access to all local amenities. Junior and High Schools are also in the vicinity and other amenities within easy reach include Stamford Park and Tameside General Hospital.

**Offers Over £270,000**



CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS



# Boulderstone Road, Stalybridge, SK15 1HJ

- Superbly Presented 3 Bedroom Semi Detached Property
- First Class Decorative Order
- uPVC Double Glazed Conservatory
- Ample Off Road Parking
- Re-fitted Kitchen
- Stunning Panoramic Views to Rear
- Fitted Wardrobes to 2 Main Bedrooms
- Contemporary White Bathroom Suite
- Superb Rear Sun Terrace
- Feature Media Wall to Lounge

**Contd.....**

The Accommodation briefly comprises:

Entrance Porch, Lounge with media wall, fully fitted Dining Kitchen with French doors to the uPVC double glazed Conservatory

To the first floor there are 3 Bedrooms (two main bedrooms having fitted wardrobes with bulkhead storage to 3rd bedroom), stylishly re-fitted contemporary white Bathroom suite

Externally there is ample off road parking provided by a block paved driveway. The tiered rear garden has a PVC decked sun terrace whilst the lower sections have astro-turfed and flagged finishes for ease of maintenance.

**The Accommodation in Detail:**

**Entrance Vestibule**  
Double glazed composite style security door, uPVC double glazed window.

**Lounge**  
14'11 x 14'8 maximum (4.55m x 4.47m maximum)  
Feature media wall with built-in storage and alcove lighting, electric fire, Karndean

flooring, uPVC double glazed bow window, central heating radiator.

**Kitchen**  
14'8 x 9'5 (4.47m x 2.87m)  
Inset sink with granite work surfaces, full range of wall and floor mounted units, built in oven, four ring gas hob with extractor unit (including bulkhead storage cupboard). over, plumbed for automatic washing machine and dryer, part tiled, tiled floor, uPVC double glazed window, central heating radiator, uPVC double glazed French doors to Conservatory

**Conservatory**  
14'7 x 7'9 (4.45m x 2.36m)  
uPVC double glazed, wall mounted electric heater, French doors onto the sun terrace.

**First Floor:**

**Landing**  
Loft access, uPVC double glazed window.

**Bedroom (1)**  
13'5 x 8'1 (4.09m x 2.46m)  
Fitted wardrobes, laminate flooring, uPVC double glazed window, central heating radiator.

**Bedroom (2)**  
11'0 x 8'1 (3.35m x 2.46m)  
Built-in wardrobes, uPVC double glazed window, central heating radiator.

**Bedroom (3)**  
10'5 x 6'6 (3.18m x 1.98m)  
uPVC double glazed window, central heating radiator.

**Bathroom/WC**  
5'11 x 5'5 (1.80m x 1.65m)  
Contemporary white suite having panel bath with rainfall shower head plus further shower tap attachment, wash hand basin with vanity storage unit below, low level WC, alcove lighting, fully tiled, tiled floor, recessed spotlights, heated chrome towel rail/radiator, uPVC double glazed window.

**Externally:**  
The front garden has been block paved providing ample off road parking.

To the rear there is a PVC decked sun terrace with glass balustrade. There are steps down to an astro-turfed lower section. The garden area is flagged for ease of maintenance.

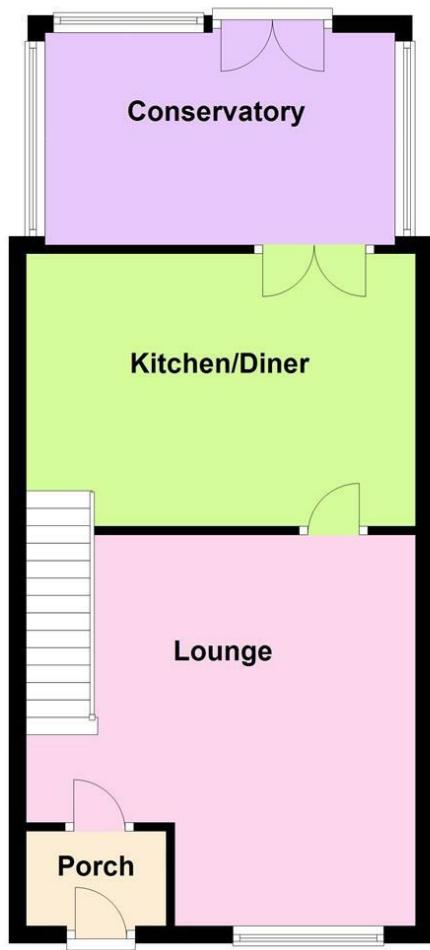


## Directions

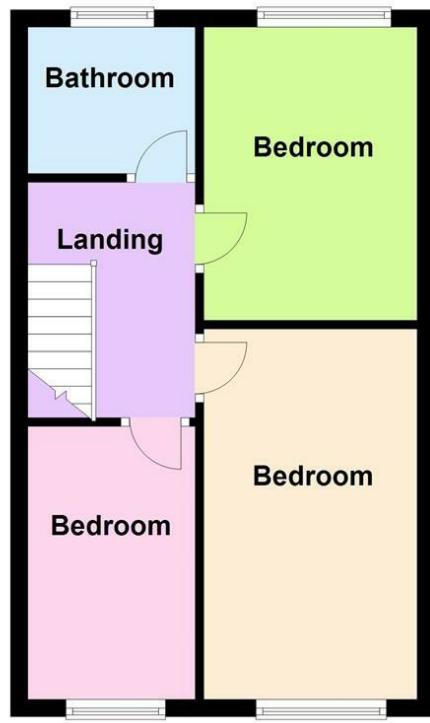


# Floor Plan

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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	
88	
67	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Council	Household
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	