

DAWSONS

Property Professionals since 1925

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St. Pauls Street, Stalybridge, SK15 2NZ

Dawsons are pleased to offer for sale this two bedroom mid terraced property 'ready to move into' ideal for first time buyers or investors. The property is situated close to local amenities with Stalybridge town centre being readily accessible offering excellent commuter links via its bus and train stations. No vendor chain. Viewing recommended.

Price £175,000



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



St. Pauls Street, Stalybridge, SK15 2NZ

- Mid terraced property
- Walking distance to Stalybridge Town Centre
- Viewing recommended
- Modern fitted kitchen/diner
- Excellent transport links
- Two bedrooms
- No vendor chain

Ground Floor

Entrance Vestibule

uPVC door to front, door to:

Lounge

12' x 12' (3.66m x 3.66m)

uPVC double glazed window, feature fireplace with inset fire, gas central heating radiator, door to:

Kitchen

12' x 10' (3.66m x 3.05m)

uPVC double glazed window, fitted with a range of wall and base units with worksurface over, matching breakfast bar, inset sink and drainer with mixer tap, tiled splashback, space for cooker, plumbing for washing machine, stairs to first floor, gas central heating radiator, door to outside.

First Floor

Landing

Doors to:

Bedroom One

12' x 10' (3.66m x 3.05m)

uPVC double glazed window, fitted with a range of bedroom furniture, gas central heating radiator.

Bedroom Two

9' x 7' (2.74m x 2.13m)

uPVC double glazed window, gas central heating radiator.

Bathroom

6' x 6' (1.83m x 1.83m)

Fitted with a three piece suite comprising; panelled bath with shower over, pedestal wash hand basin and low level WC, gas central heating radiator.

Externally

Paved yard to the rear, outside tap.

AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 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 .

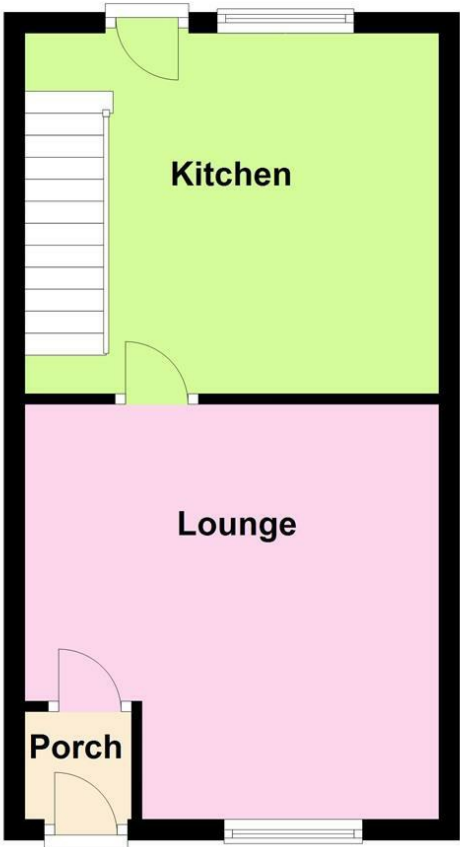


Directions

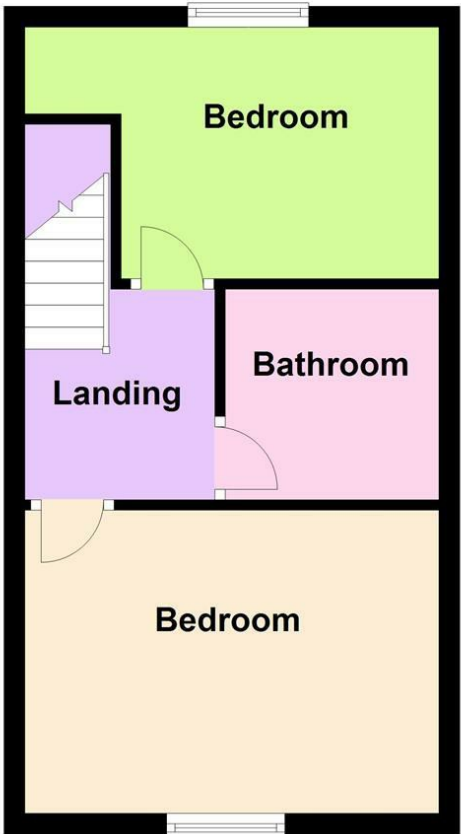


Floor Plan

Ground Floor
Approx. 322.9 sq. feet



First Floor
Approx. 322.9 sq. feet



Total area: approx. 645.8 sq. feet

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.

