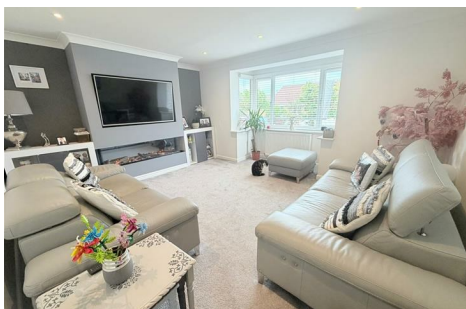


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Ashdowne Lawns, Stalybridge, SK15 3GE

Dawsons are pleased to bring to market this well presented four bedroom detached property, offering a large kitchen and dining area, reception room with media wall and downstairs WC. Externally the garden benefits from a lawned garden with paved patio area and garden room (currently used as a bar). The property is situated in the popular area of Cypress Oaks with countryside walks are on your doorstep alongside excellent commuter links. Internal inspection is highly recommended to appreciate this ready to move into property.

Offers Over £460,000

Ashdowne Lawns, Stalybridge, SK15 3GE

- Four bedroom detached property
- Downstairs WC and en suite from master bedroom
- Excellent commuter links
- Double driveway and garage
- Countryside walks nearby
- Ready to move into
- Kitchen with dining space
- Quiet cul-de-sac location

Ground Floor

Hallway

uPVC double glazed windows, uPVC front door, garage access, gas central heating radiator, stairs to first floor, doors leading to:

Reception Room

15' x 14' (4.57m x 4.27m)

uPVC double glazed bay window, media wall, leading to en suite.
recessed downlights, gas central heating radiator.

Kitchen/Diner

9' x 29' (2.74m x 8.84m)

uPVC double glazed bay window, fitted with a range of modern wall and base units with worksurface over, part tiled, inset sink and drainer with mixer tap, built in oven with electric hob, extractor fan, plumbing for automatic washing machine, space for fridge freezer, laminate flooring, uPVC double glazed bay window, gas central heating radiator, door leading to rear garden,

WC

3' x 5' (0.91m x 1.52m)

Low level WC, wash hand basin with vanity storage, part tiled, gas central heating radiator.

First floor

Landing

Gas central heating radiator, doors leading to:

Bedroom One

18' x 11' (5.49m x 3.35m)

uPVC double glazed windows, storage cupboard, gas central heating radiator, door

En suite

5' x 8' (1.52m x 2.44m)

uPVC double glazed window, shower cubicle, wash hand basin with vanity storage, low level WC, tiled walls.

Bedroom Two

8' x 13' (2.44m x 3.96m)

uPVC double glazed window, gas central heating radiator.

Bedroom Three

9' x 10' (2.74m x 3.05m)

uPVC double glazed window, gas central heating radiator.

Bedroom Four

7' x 10' (2.13m x 3.05m)

uPVC double glazed window, gas central heating radiator.

Bathroom

6' x 7' (1.83m x 2.13m)

uPVC double glazed window, fitted with a panelled bath, wash hand basin, low level WC, tiled walls, heated towel radiator.

Externally

Lawned garden to front with driveway with parking for two cars leading to garage. Enclosed rear garden with garden room, paved patio and steps leading down to lawned area.

Garage

Up and over door to front.

Garden Room

uPVC double glazed windows, electric radiator, uPVC French doors.

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 .

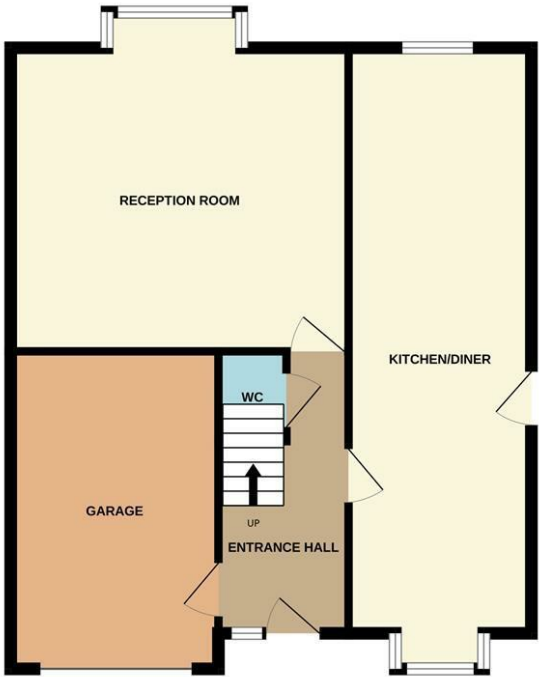


Directions

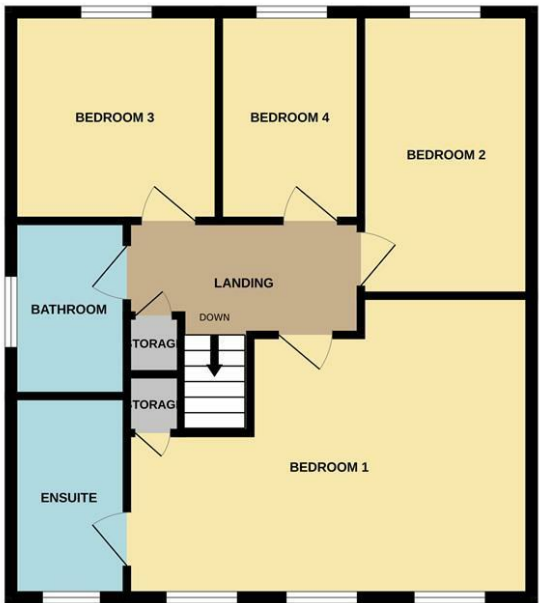


Floor Plan

GROUND FLOOR



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.
Made with Metropix 6/2026

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.

