



25 Moorfield Avenue, Stalybridge, SK15 2SP

£395,000

A Wilson Estates are delighted to bring to the market this stunning detached property. Whatever your family dynamic, this home could work for you.

The property has been refurbished to the highest of standards and boasts a STUNNING open plan kitchen with both sitting and dining area, truly the heart of the house.

The bright and welcoming hallway leads you through to a separate sitting room and then the kitchen.

Off the open plan area is a fantastic useful utility room with W.C and further family room. What would you use this space for? Occasional bedroom? Home office? Or a play room!

There are three bedrooms and a modern spacious family bathroom.

Outside the impressive frontage has parking for at least two vehicles, whilst around to the rear is a lovely landscaped garden complete with low maintenance artificial lawn &

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Entrance Hallway

Front door and window to the side elevation. Stairs rising to the first floor with useful under stairs cupboard.

Lounge

15'11" x 11'8" (4.85m x 3.56m)

Window to the front elevation. Lovely feature fireplace complete with mantle and cast iron multi fuel burner.

Open Plan Kitchen, Sitting & Dining Room

21'3" x 18'0" (6.48m x 5.49m)

This space is FANTASTIC! What a place for family parties, but also busy every day life. The super stylish kitchen is fitted with a comprehensive range of floor and wall mounted units with granite work surfaces over and matching Island. Space for Range style cooker, space for American sized fridge freezer, integrated dishwasher.

Utility Room

10'8" x 7'10" (3.25m x 2.39m)

Doors to W.C & family room. What a useful room. Complete with Belfast sink, built in cupboards housing the washing machine and tumble dryer.

WC

Window to rear, low level W.C & hand wash basin.

Family Room

9'4" x 7'10" (2.84m x 2.39m)

Currently used as a play room for the children, this could be used for many different purposes. What would you do?

Stairs & Landing

Window to the side elevation, doors to all rooms.

A good size that the current owners have utilised as an office space.

Master Bedroom

13'0" x 10'0" (3.96m x 3.05m)

Window to front elevation with far reaching views.

Bedroom Two

13'0" x 10'0" (3.96m x 3.05m)

Window to rear elevation, with a pleasant outlook over the garden.

Bedroom Three

7'4" x 8'2" (2.24m x 2.49m)

Window to front elevation.

Family Bathroom

10'0" x 7'4" (3.05m x 2.24m)

Opaque window to the rear elevation. Built in cupboard housing the Vaillant gas central heating boiler. The suite comprises of a panel bath, low level W.C and hand wash basin. Heated towel rail.

Store Room

Up and over door.

Externally

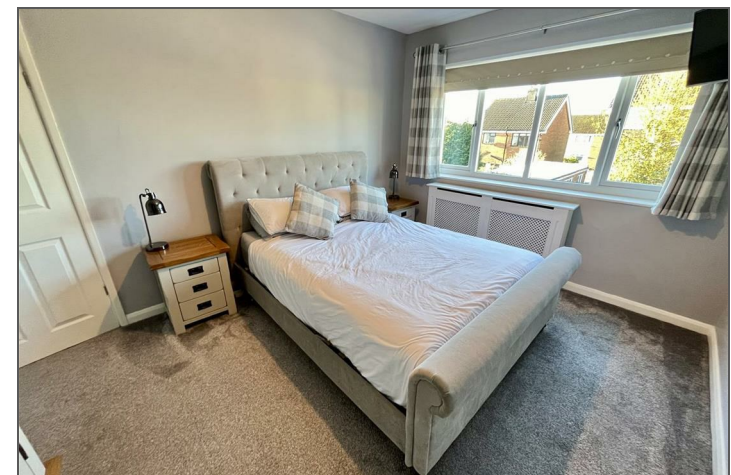
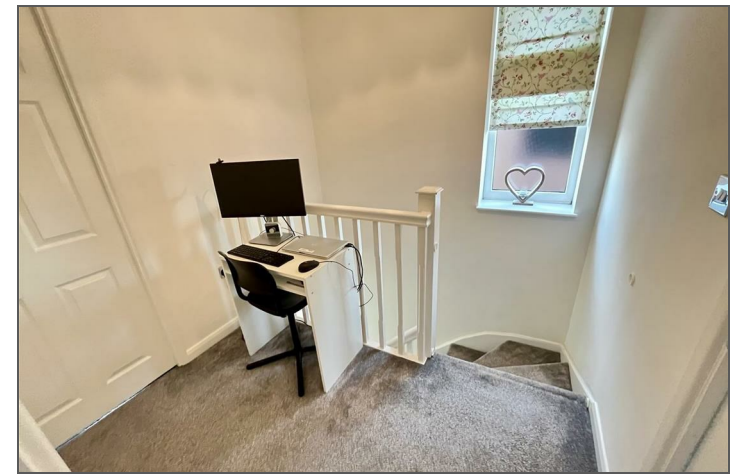
The front of the property has driveway parking and borders. Around to the rear is a lovely enclosed garden with well stocked borders, low maintenance artificial lawn and a patio area.

Additional Information

Tenure: Leasehold 999 years from new (no ground rent collected)

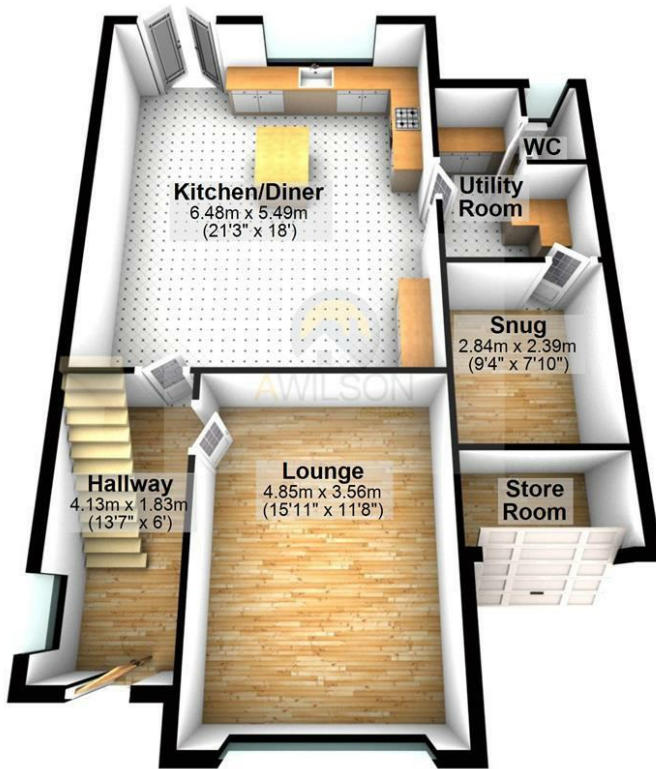
EPC: D

Council Tax Band: D

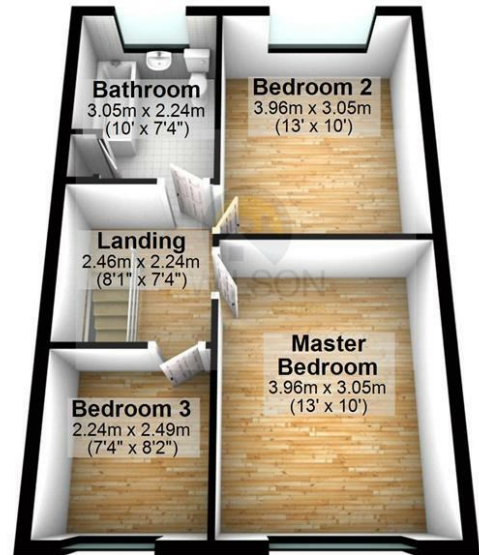




Ground Floor



First Floor



Total area: approx. 125.4 sq. metres (1350.2 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | 65 | England & Wales |
| | | 78 | EU Directive 2002/91/EC |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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