



## 38 Bardsley Gate Avenue, Stalybridge, SK15 2TB

**£370,000**

Welcome to Bardsley Gate, situated within arguably one of the most popular and desirable locations in the area. This STUNNING family home has been modified to an exceptionally high standard throughout and boasts a fantastic open plan kitchen, dining and living space. Whoever the new owner might be, they are going to be very lucky to call this property 'home'. Could it be you?

Step inside and you will find an entrance vestibule, hallway, and a lounge with bay window, with double doors taking you into the heart of the home! The island creates the perfect entertaining space, with a modern kitchen complete with fitted appliances, a dining area for more formal dining, and a sitting area perfect for looking out over the garden and watching tv.

The ground floor also features an inner hallway leading out to the garden and a stylish shower room.

Upstairs there are three bedrooms (with Planning Permission granted to add a fourth!), and a family bathroom. Externally there are large gardens to the front and rear, and an attached garage with plumbed utility area.



# 38 Bardsley Gate Avenue

, Stalybridge, SK15 2TB

**£370,000**



## Entrance Vestibule

Front door into the hallway.

## Entrance Hallway

Stairs rising to the first floor, door into the lounge.

## Lounge

15'4 x 12'8 max (4.67m x 3.86m max)

Bay window with deep sill to the front elevation with views over the front garden. Double opening glazed and wood doors into the open plan dining, kitchen and sitting room.

## Open Plan Kitchen, Dining & Sitting Room

23'11 max x 22'8 max (7.29m max x 6.91m max)

In a word - WOW! This is a fabulous space, truly the heart of the home. No expense has been spared, from the Karndean flooring to the lantern ceiling. The kitchen is both stylish and practical, complete with fitted appliances to include, electric double oven, resin sink with matching drainer and mixer tap over. The island houses the five ring gas hob with extractor fan above, the island also has a wine store and provides a lovely spot for breakfast or to entertain guests. The formal dining area is spacious enough for a table to accommodate the largest of gatherings. Through to the sitting area the lantern ceiling and bi-folding doors flood this space with natural light and creates a great spot to cosy up to watch the tv, or to look out at the garden,

## Inner Hallway

Back door leading out to the garden. Door into the shower room.

## Shower Room

Opaque window to the rear elevation, tiled walls, karndean flooring and heated towel rail. Shower cubicle with glass screen and mains fed shower. Low level w.c and hand wash basin built into a vanity unit.

## Stairs & Landing

Window to the side elevation. Doors to all rooms.

## Bedroom One

12'11 x 9'8 (3.94m x 2.95m)

Window to the rear elevation with pleasant views over the garden. Built in wardrobes, some being mirror fronted and matching drawers.

## Bedroom Two

9'11 x 8'10 (3.02m x 2.69m)

Window to the front elevation with far reaching views.

## Bedroom Three

6'9 x 6'9 (2.06m x 2.06m)

Window to the front elevation.

## Family Bathroom

Opaque window to the rear elevation, suite comprising of a panel bath with shower attachment over, low level w.c and hand wash basin. Tiled floor and walls, and heated towel rail.

## Externally

Set back from the road, this lovely home sits in an excellent sized plot. There is ample parking that leads to an attached garage, a turning point has even been created for ease. Around to the rear is a large garden with well stocked mature borders and lawn. The paved patio area provides a seating space for those sunny days.

## Garage

17 x 7'11 (5.18m x 2.41m)

Up and over door, courtesy door from the kitchen area. There is lots of storage space, and floor and wall mounted units have been added for even more. Plumbing for washing machine and space for tumble dryer. What a useful area for busy family life.

## Additional Information

Tenure: Leasehold 999 years from new (the owners have a quote of approx £500 should you wish to buy the lease) £15 per year ground rent.

EPC Rating: D

Council Tax Band:







