

61 Shaw Moor Avenue, Stalybridge, SK15 2RB

Offers Over £490,000

Shaw Moor Ave has so much to offer! Call us now to book your viewing... This beautifully presented and well thought out family home has the perfect blend of style and practicality, making it the perfect property for a growing family.

You are welcomed in through the entrance hallway, the panelling gives a nice modern feel. The lounge has plenty of natural light and is a calming spot for watching your favourite tv show, or perhaps read a book. The dining kitchen is truly the heart of this home, with modern high gloss units and Range style cooker. The dining area provides a great spot for busy family dinners, or for entertaining guests. The utility space is plumbed and there is also a shelved pantry. The integrated garage can be accessed via the utility room.

There is a modern family bathroom, a family/tv room that could potentially be a fifth bedroom depending on your needs. And also the fourth bedroom is currently used as a separate dining room.

The master bedroom has fitted wardrobes and a stylish panelled wall. Upstairs are two further double bedrooms with a modern shower room in between, perfect for older

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Entrance Vestibule

Door into the entrance hallway. Cloaks space.

Hallway

Stairs rising to the first floor, panelled wall, double opening doors into the lounge room, doors to all downstairs rooms.

Lounge

11'0" x 15'9" (3.35m x 4.80m)

Windows to both the front and side elevations.

Kitchen/Diner

11'8" x 17'1" (3.56m x 5.21m)

Fitted with a comprehensive matching range of base and eye level units with coordinating worktop space over, one and a half bowl sink with mixer tap, Range style cooker with a five ring gas hob, windows to the side and rear elevations with views over the garden. Door to the utility room.

Utility

7'9" x 6'9" (2.36m x 2.06m)

Window and back door out to the rear garden. There is plumbing for both a dishwasher and washing machine, a cupboard housing the gas central heating boiler, door to the pantry, door leading into the integrated garage.

Pantry

4'1" x 4'9" (1.25m x 1.46m)

Shelving.

Sitting Room/Bedroom Five

7'9" x 10'9" (2.36m x 3.28m)

Window to the rear elevation. Currently used as

a tv/family room. This room could easily be used as a further bedroom should you need it.

Master Bedroom

11'0" x 15'10" (3.35m x 4.82m)

Window to the front elevation, built in wardrobes, panelled wall.

Dining Room (Bedroom Four)

13'0" x 9'6" (3.96m x 2.90m)

Window to front elevation. Currently used as a formal separate dining room, but also could be used as a bedroom.

Family Bathroom

Two opaque windows to the rear elevation. Fitted with three piece suite comprising 'P' shaped panelled bath with waterfall shower over, wash hand basin and low-level WC.

First Floor

Bedroom Two

14'8" x 11'11" (4.47m x 3.64m)

Window to rear elevation. Door into the further loft space.

Bedroom Three

14'8" x 9'9" (4.47m x 2.97m)

Window to rear elevation.

Shower Room

Opaque window to rear, suite comprising of an enclosed shower cubicle with mains fed shower, low level w.c and hand wash basin. Tiled walls and heated towel rail.

Loft Room

16'10" x 10'10" (5.12m x 3.29m)

This is a fantastic space, useful for storing suitcases, the christmas tree etc...and so easily accessed.

Garage

Up and over door, light & power, courtesy door into the utility room.

Externally

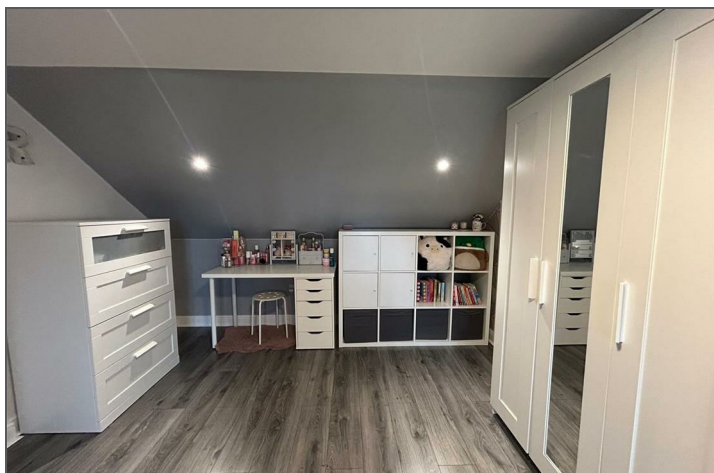
The gardens are an excellent size, laid to lawn and wrap around the property. The front has a driveway leading to the garage, a lawn and pathway to the front door. The side has a private space with lawn and hedging for extra privacy. Around to the rear is a large garden with decked areas. A great space for children to play and for family BBQ's.

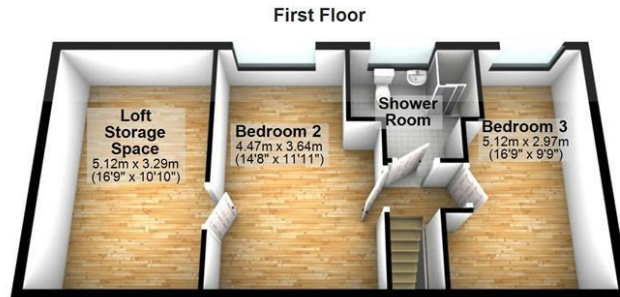
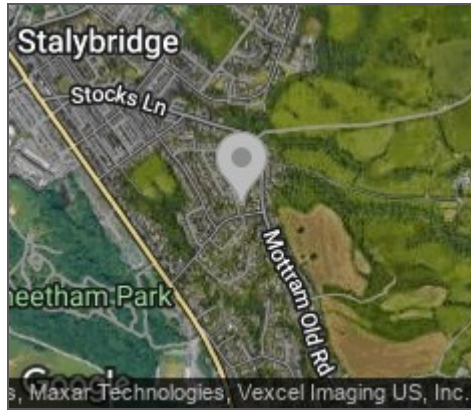
Additional Information

Tenure: Leasehold - 999 years from new (935 remaining)

EPC Rating: D

Council Tax Band: E





Total area: approx. 171.8 sq. metres (1849.1 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		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

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