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## Matley Park Lane, Stalybridge, SK15 2TL

Dawsons are delighted to welcome to the market, this well positioned, traditionally built, true, link detached bungalow. Whilst the property is in need of modernisation throughout it has been well kept and maintained. Situated on arguably one of the finest estates in Stalybridge close to a range of local desired amenities with Stalyhill infant and junior school being within close proximity. The property is also offered to the market with \*\*\*NO FORWARD VENODR CHAIN\*\*\*.

As you enter the property you are welcomed by an entrance hall which leads to a spacious warm family lounge which in turn leads to a well presented fitted kitchen, two double bedrooms and family bathroom suite. Externally, there is a lawned garden and driveway leading to a single garage. Enclosed lawned garden to the rear with paved patio.

The property is less than two miles distant from Stalybridge Town Centre. Within Stalybridge Town Centre there are a range of local amenities including excellent transport links to Manchester City Centre, local supermarkets, retail outlets, shops, public houses and restaurants. The property is also situated, within easy access to the M67 and M60 Outer Manchester Ring Road.

Viewing is \*\*\*HIGHLY\*\*\* recommended to fully appreciate what this true traditional detached bungalow has to offer.

**Offers In The Region Of £310,000**

# Matley Park Lane, Stalybridge, SK15 2TL

- True Detached Bungalow
- Sought After Location
- Enclosed Rear Garden
- Two Double Bedrooms
- uPVC Double Glazing
- No Chain
- Large Family Lounge
- Driveway with Parking for Two Vehicles Leading to Garage

## The Accommodation:

### Entrance Hall

4'11" x 4'11" (1.5 x 1.5)

A quaint entrance hall comprising of fitted carpet, central heating radiator and integrated storage. The electrics are internally housed in this room.

### Lounge

16'8" x 22'3" (5.1 x 6.8)

A spacious family lounge comprising of fitted carpet, central heating radiator, uPVC double glazed window and decorative fireplace with gas fire.

### Kitchen

11'5" x 8'6" (3.5 x 2.6)

A well presented fitted kitchen with wall and base units and integrated appliances, tiled splashback, half round stainless steel sink with mixer tap, electric hob, oven, multi power points, central heating radiator and uPVC double glazed window.

### Bedroom (1)

10'9" x 15'8" (3.3 x 4.8)

A king sized bedroom with fitted carpets, central heating radiator, uPVC double glazed window and PVC fitted door, leading out to the rear enclosed garden

### Bedroom (2)

10'9" x 9'10" (3.3 x 3.0)

A spacious second double bedroom comprising of fitted carpet, central heating radiator and uPVC double glazed window.

### Bathroom

5'2" x 8'6" (1.6 x 2.6)

Cream family bathroom suite comprising of fitted carpet, low level close couple WC, vanity unit, panel bath with electric shower over, chrome fitted radiator and ceiling spotlights.

### Inner Hallway

4'11" x 8'2" (1.5 x 2.5)

Comprises of fitted carpet, central heating radiator, integrated storage and access to the loft.

## Externally:

To the front there is a lawned garden and driveway leading to the garage.

To the rear there is an enclosed lawned garden with paved patio.

Brick built garage with electric door, power and lighting.



## Directions





Floor Plan

GROUND 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.  
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