



Bardsley Gate Avenue
Stalybridge, SK15 2TB

Offers over £475,000

We are delighted to present this exceptional three-bedroom detached property, beautifully situated in the sought-after area of Stalybridge. Renovated to an impeccable standard by its current owners, this home offers contemporary living with a touch of elegance.

The ground floor boasts a spacious open-plan lounge with bi-fold doors and ceiling skylights, flooding the room with natural light and creating a bright and airy space perfect for relaxation, kitchen, and dining area, creating a versatile and inviting space for both relaxing and entertaining. The modern kitchen is equipped with high-quality integrated Neff appliances, ensuring a sleek and efficient cooking experience and also benefits from two ceiling skylights. Additionally, the property features a separate utility room and cloakroom, providing practical and convenient amenities for everyday living. Moving to the first floor, the property hosts a luxurious master bedroom complete with an en-suite shower room and a generous walk-in wardrobe, offering ample storage and a touch of luxury. There are two further well-proportioned double bedrooms, providing comfortable accommodation for family members or guests. The property also benefits from a modern family bathroom fitted with contemporary fixtures and fittings. Externally, to the front, there is a spacious driveway providing ample off-road parking, and a detached garage providing extra storage, while to the rear, there is an enclosed garden featuring a paved patio and a large raised decking area – perfect for outdoor dining and relaxation. Situated in a prime location, the property is conveniently located close to all local amenities, including shops, schools, and transport links. Additionally, the area is perfect for those who enjoy countryside walks, with scenic routes and beautiful landscapes nearby.

Early viewing is highly recommended to fully appreciate all that this stunning property has to offer.



GROUND FLOOR

Hall

Door to front, double glazed window to front, double glazed window to side, radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

Cloakroom 6'1" x 5'11" (1.85m x 1.80m)

Double glazed window to side, two piece suite comprising vanity wash hand basin and low-level WC, tiled walls, heated towel rail.

Utility 16'3" x 9'4" (4.96m x 2.85m)

Fitted with a matching range of base and eye level units, inset sink, plumbing for washing machine and space for tumble dryer, double glazed window to side, radiator, door leading out to side.

Dining Room 18'0" x 12'3" (5.49m x 3.73m)

Double glazed bow window to front, radiator, open plan to:

Kitchen 15'2" x 12'3" (4.62m x 3.73m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink, integrated fridge/freezer, integrated dishwasher, built-in Neff coffee machine, two built-in eye level Neff ovens, built-in hob with extractor hood over, two double glazed windows to rear, two double glazed skylights, radiator, open plan to:

Lounge 23'7" x 11'10" (7.19m x 3.61m)

Double glazed window to front, two radiators, two double glazed skylights, bi-fold door leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to front, radiator, doors leading to:

Master Bedroom 17'3" x 11'4" (5.25m x 3.45m)

Double glazed window to rear, double glazed velux window to front, built-in furniture, three radiators, doors leading to:

En-suite

Three piece suite comprising vanity wash hand basin, walk-in shower area and low-level WC, tiled walls, double glazed window to rear.

Walk-in Wardrobe

Fitted furniture.

Bedroom 2 9'4" x 12'2" (2.85m x 3.70m)

Double glazed window to front, fitted furniture.

Bedroom 3 9'10" x 9'6" (3.00m x 2.90m)

Double glazed window to rear, radiator.

Bathroom

Three piece suite comprising bath with shower over, wash hand basin and low-level WC, tiled walls, double glazed window to side, radiator.

OUTSIDE

Driveway to the front providing ample off road parking. Enclosed garden to the rear with paved patio and a large raised decking area perfect for al fresco dining. The property also benefits from a detached garage.

DISCLAIMER

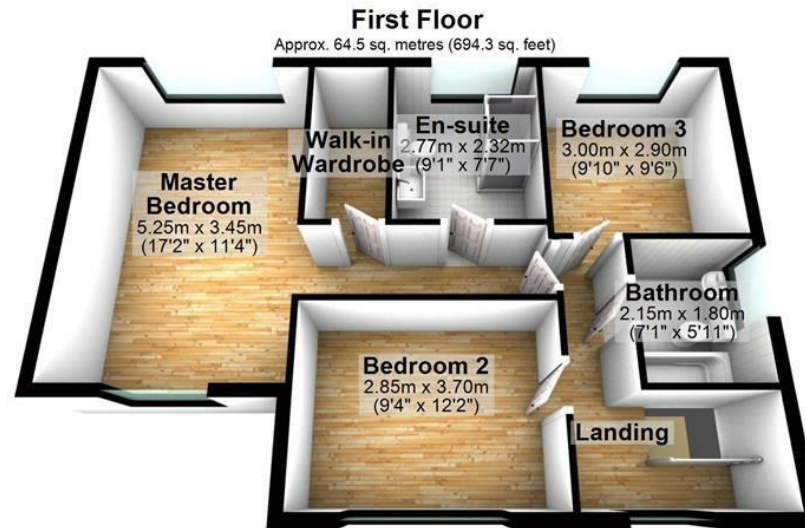
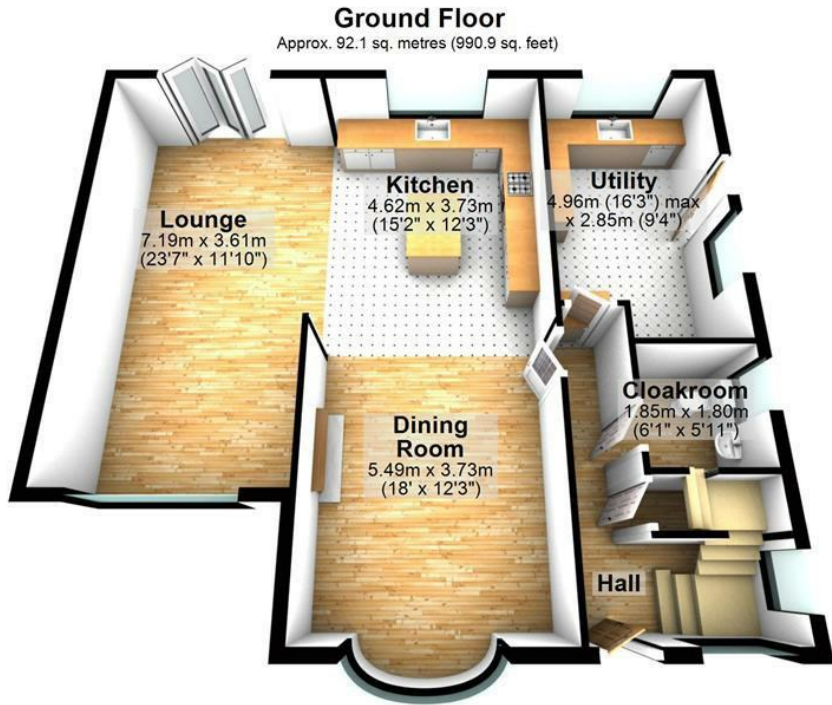
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.


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Total area: approx. 156.6 sq. metres (1685.1 sq. feet)

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		
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