



Shaw Moor Avenue
Stalybridge, SK15 2RB

Offers over £550,000



There's no agent like home

Welcome to a residence of timeless elegance and modern comfort, nestled on a substantial corner plot in a prestigious avenue in the sought-after area of Stalybridge. This charming and extended dormer bungalow is perfectly positioned, boasting proximity to esteemed schools, convenient amenities, and seamless transport links.

Upon entering, a gracious entrance vestibule sets the tone, leading gracefully into a spacious hallway adorned with an aura of warmth and sophistication. The ground floor unveils a captivating layout, featuring a luminous lounge area where relaxation meets luxury, a refined dining room perfect for entertaining guests, and a meticulously designed kitchen/diner exuding both style and functionality. Additionally, a convenient utility room offers practicality without compromising on aesthetics. The ground floor further hosts two generously proportioned bedrooms, providing a sanctuary of comfort and tranquility, alongside a beautifully appointed bathroom, offering a serene retreat for rejuvenation. Ascending to the first floor, discover two further bedrooms, each exuding a sense of tranquility and privacy, complemented by a thoughtfully crafted shower room, epitomizing modern convenience and luxury living.

Externally, this exquisite residence boasts a well-maintained garden to the front, adorned with charming planted borders, alongside a driveway leading to an integral garage, offering both convenience and security plus an enclosed garden to the side. To the rear, an enclosed garden awaits, featuring lush lawns and inviting decking areas enveloped by mature planted borders, creating an idyllic outdoor oasis for relaxation and leisure.

Don't miss the opportunity to make this your forever home. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to front

Hallway

Panelled hallway with radiator, stairs leading to first floor, doors leading to:



Lounge

Double glazed window to front, double glazed window to side, radiator.

11'0" x 15'9" (3.36m x 4.80m)



Kitchen/Diner

Fitted with a matching range of base and eye level units with worktop space over, floor to ceiling larder, inset sink and drainer with mixer tap, tiled splashbacks, space for fridge/freezer, range style cooker, double glazed window to side, double glazed window to rear, radiator, door leading to:

11'8" x 17'2" (3.56m x 5.22m)

Utility Room

7'9" x 14'3" (2.36m x 4.35m)

Plumbing for washing machine and dishwasher, double glazed window to rear, door to boiler, pantry with shelving and a light, door leading to garage.



Sitting Room

Double glazed window to rear, radiator.

7'9" x 10'9" (2.35m x 3.28m)



Bedroom 1

Double glazed window to front, radiator, fitted wardrobes.

11'0" x 15'11" (3.35m x 4.84m)

Dining Room/Bedroom 4

Double glazed window to front, radiator.

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

Bathroom

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, two double glazed windows to rear.

8'7" x 8'2" (2.62m x 2.49m)

FIRST FLOOR

Landing

Doors leading to:

Bedroom 2

Double glazed window to rear, radiator.

14'6" x 11'0" (4.42m x 3.36m)

Bedroom 3

Double glazed window to rear, radiator.

14'6" x 11'2" (4.42m x 3.40m)

Shower Room

Three piece suite with tiled shower enclosure, pedestal wash hand basin and low-level WC, double glazed window to rear.

7'5" x 9'3" (2.26m x 2.82m)

Loft

Fully boarded loft space

OUTSIDE

Lawned garden to front, driveway leading to integral garage. Enclosed side and rear gardens with lawn and decking areas.



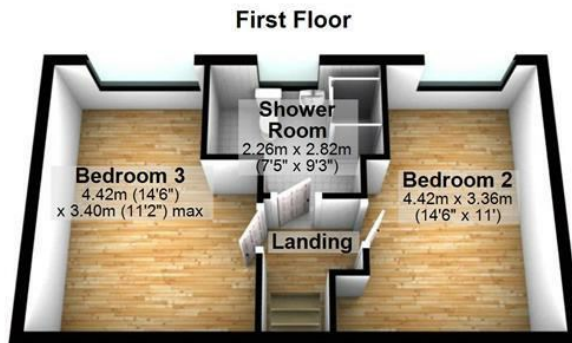
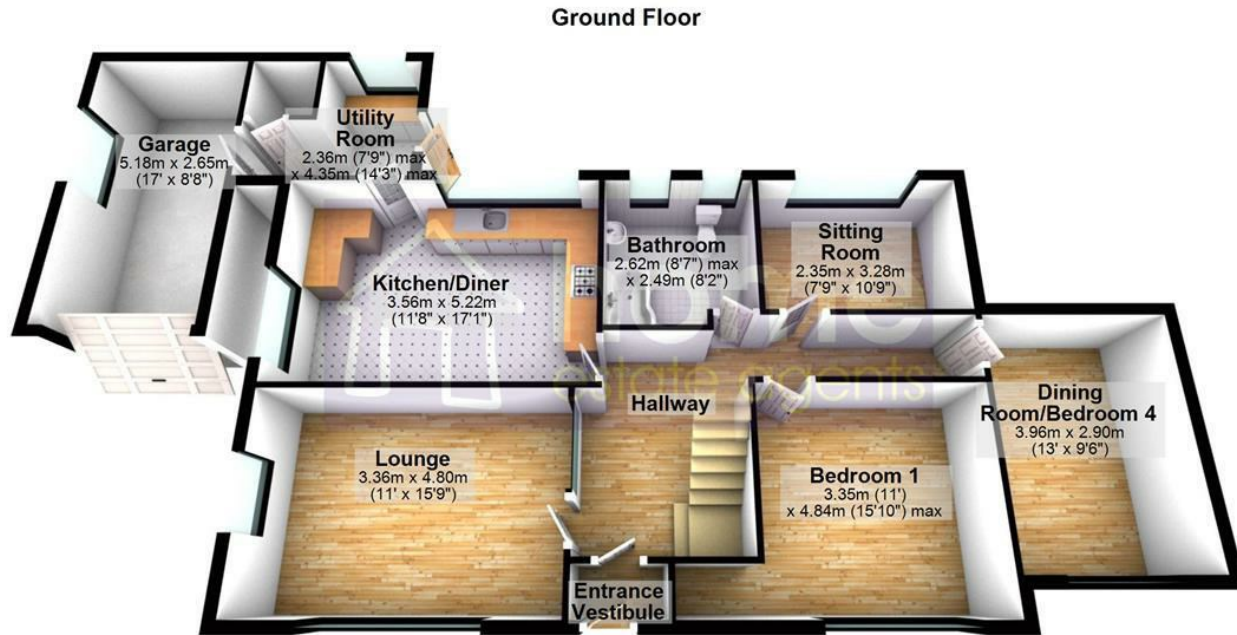
Garage

Space for tumble dryer, Up and over door, window to side.

17" x 8'8" (5.18m x 2.64m)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	64	
(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		
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