



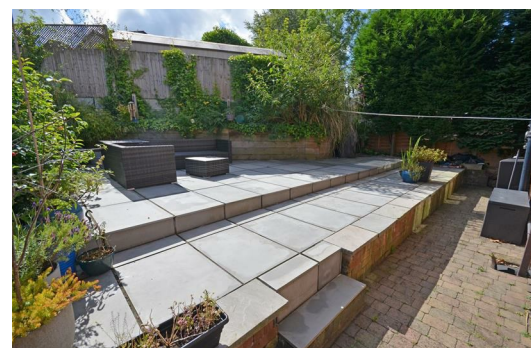
Shaw Moor Avenue, Stalybridge, SK15 2RB

Offers over £340,000

Offered "For Sale" is this fantastic extended three bedroom detached property, ideally located within walking distance to Stalyhill Juniors and Infants school and offers chain free and immaculate and ready to move into accommodation of which only a full internal inspection will reveal.

The well planned and deceptively spacious accommodation has been well cared for and much improved by the present owners to now provide a fantastic family home and briefly comprises to the ground floor, entrance hallway, good sized lounge leading to a fantastic open plan fitted kitchen, separate dining room or occasional bedroom if required, utility room and downstairs cloakroom/WC. Whilst to the first floor there are three excellent sized bedrooms (Master bedroom with en suite shower room) excellent sized dressing room and contemporary family bathroom/WC. To the outside the property has a good sized garden and driveway providing parking for several vehicles, whilst to the rear is a lovely sized garden laid mainly being ceramic tiled for ease of maintenance with elevated patio area. The property is further complemented by double glazing and gas central heating ensuring that this property is an ideal choice for even the most discerning of purchasers.

IMPRESSIVE PROPERTY THROUGHOUT - VIEWING HIGHLY RECOMMENDED!



GROUND FLOOR

Entrance Hall

Excellent sized entrance hallway with composite double glazed door, two Upvc double glazed windows to front, stairs to the first floor and radiator.

Lounge

16'9" x 10'3" (5.10m x 3.12m)

Upvc double glazed window to front, fitted wood burner with wooden mantle above, TV aerial point radiator.

Kitchen/Dining Room

9'9" x 16'6" (2.96m x 5.03m)

Fantastic large and contemporary fitted dining kitchen with an extensive range of matching high gloss base and wall units incorporating a double sink unit and drainer with work tops over, fitted four ring electric hob with extractor hood above, electric oven and multi use microwave, integrated dishwasher, integrated fridge and freezer, inset ceiling spot lights, Upvc double glazed windows to the rear, door to rear entrance hall and utility, radiator.

Dining Room

16'9" x 9'9" (5.10m x 2.96m)

Upvc double glazed window to front, could also be utilised as a occasional, bedroom or home office, radiator.

Utility Room

9'9" x 5'8" (2.96m x 1.73m)

Plumbing and space for the automatic washing machine, Upvc double glazed window to the side, composite double glazed door to the rear garden, storage cupboard and radiator.

Cloakroom/WC

Upvc double glazed window to the rear, low level WC, pedestal wash hand basin.

FIRST FLOOR

Landing

Great sized landing with storage cupboard.

Bedroom 1

14'7" x 7'7" (4.44m x 2.32m)

Upvc double glazed window to rear, TV aerial point, radiator.

En-suite Shower Room

Superb and large contemporary fitted en suite shower room with good sized shower cubicle with rain and rinsing shower heads, wall mounted wash hand basin, low level WC, fully tiled throughout, Upvc double glazed windows to rear, inset ceiling spot lights, decorative matching radiator.

Bedroom 2

12'7" x 12'4" (3.84m x 3.76m)

Upvc double glazed window to front, radiator.

Bedroom 3

9'11" x 8'4" (3.01m x 2.55m)

Upvc double glazed window to rear, radiator.

Bathroom/Dressing Room

7'10" x 13'11" (2.40m x 4.23m)

Fantastic dressing room and bathroom with roll top bath with rain shower over, wall mounted wash hand basin, low level WC, fully tiled walls, Upvc double glazed window to front, heated towel rail, excellent sized dressing area with radiator.

OUTSIDE

Gardens

To the front is a superb resin driveway with steps to the front door and provides parking for several vehicles, whilst to the rear is a good sized garden with predominantly ceramic tiled for ease of maintenance with elevated patio area and fenced boundaries.

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.

