



16 Laburnum Avenue, Stalybridge, SK15 1TZ

Offers Over £340,000

True bungalows in genuine "turn-key" condition are a rare find, which makes this immaculate two bedroom detached home on Laburnum Avenue all the more special. From the moment you arrive, the kerb appeal is evident - with a neat front lawn, smart resin driveway, and rendered exterior. This is a home that has clearly been well cared for, and one that's ready to be enjoyed from day one.

Step inside and you're welcomed straight into the dining kitchen - a bright, well proportioned space fitted with cream gloss cabinetry, integrated appliances, and ample room for a dining table. From here you will find the hallway, enhanced by a cleverly positioned Velux window that provides the space with natural light, and with doors leading off to the rest of the home.

To the rear, the lounge offers a contemporary feel, complete with laminate flooring and a feature electric fireplace. Sliding doors open into the conservatory - a lovely addition to the home that really comes into its own during the warmer months, offering the perfect spot to sit back and enjoy views over the garden.

Both bedrooms are comfortable doubles, each benefitting from fitted wardrobes. The main bedroom also enjoys the added luxury of its own en suite shower room, while a

16 Laburnum Avenue

, Stalybridge, SK15 1TZ

Offers Over £340,000



The location is equally appealing. Laburnum Avenue sits within easy reach of local amenities, including the nearby Co-Op store and Forester pub, while both Dukinfield and Stalybridge are just a short drive or bus ride away, offering a wider selection of shops, supermarkets, cafes, bars, and even a local library.

For those who enjoy the outdoors, Gorse Hall is within walking distance - a real highlight of the area, with woodland and meadow walks, and far reaching views across Tameside and towards the Pennines.

Kitchen/Diner

16'9" x 8'6" (5.11m x 2.59m)

Fitted with matching range of cream gloss base and eye level units with coordinated oak block style worktops over. Built in electric oven and grill with fitted microwave. One and a half bowl stainless steel sink with drainer and mixer tap. For ring gas hob with extractor hood over. Integrated fridge freezer. Integrated dishwasher. Open plan doorway to:

Hall

Access to storage cupboard. Velux window to ceiling. Access to bedrooms and lounge.

Lounge

14'9" x 11'9" (4.50m x 3.58m)

Ceiling light. Radiator. Feature fireplace with inset living flame effect fire. Sliding door to conservatory.

Conservatory

Double glazed windows. Glazed roof. Double doors to rear garden.

Bedroom One

13'0" x 11'8" (3.96m x 3.56m)

Window to front elevation. Range of fitted wardrobes. Ceiling light. Double radiator. Fitted carpets. Part glazed door to ensuite bathroom.

En-suite Bathroom

A fully tiled ensuite shower room fitted with three-piece suite comprising of walk-in double shower enclosure with mains fed shower, hidden cistern WC, and vanity unit with inset sink. Downlights to ceiling. Heated towel rail. Extractor. Window to side elevation.

Bedroom Two

12'3" x 8'5" (3.73m x 2.57m)

Window to rear elevation. Fitted robes. Radiator. Ceiling light.

WC

Window to side elevation. WC. Hand basin. Radiator. Ceiling light.

Garage

Fitted with lighting and power. Electric up and over door to front elevation. Window and door to rear elevation. Plumbed for automatic washing machine. Space for tumble dryer. Wall mounted valiant boiler.

Outside and Gardens

Resin driveway providing off road parking. Lawned front garden. Side gate providing access

to side of property where you will find the entrance to the property.

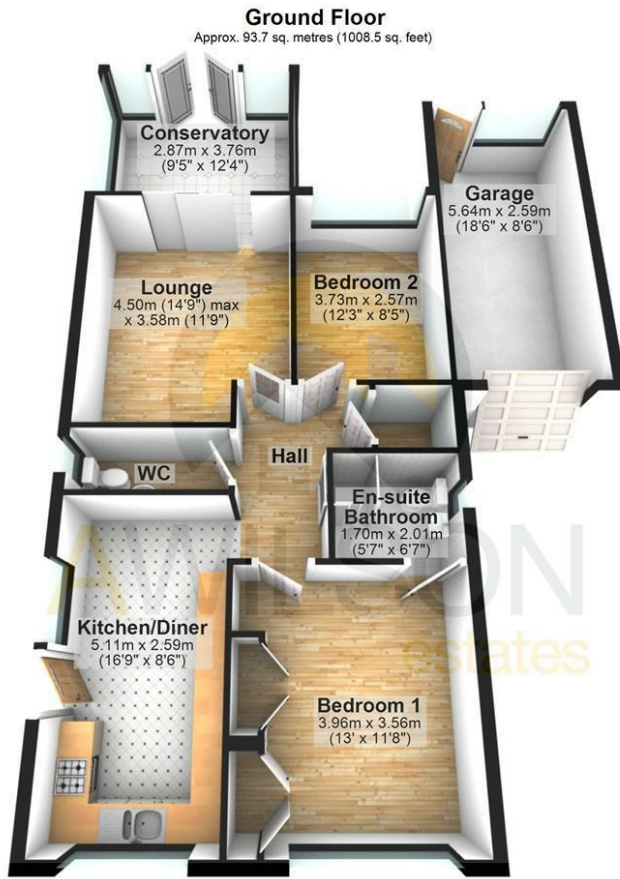
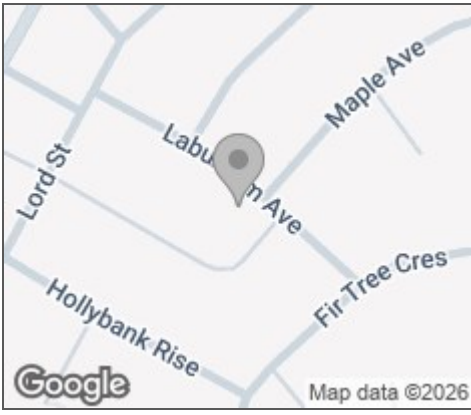
Additional Information

Tenure: Leasehold

EPC Rating: TBC

Council Tax Band: C





Total area: approx. 93.7 sq. metres (1008.5 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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com