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# 34 Maple Avenue, Stalybridge, SK15 1UA

## £290,000

Occupying a peaceful and highly sought after position, this attractive two bedroom semi detached bungalow with the property offering well proportioned accommodation briefly comprises: Entrance porch, great sized lounge, fitted dining kitchen, two good sized bedrooms and a shower room/WC. The property is complemented by double glazing and gas central heating throughout. Externally, the property continues to impress, with generously sized gardens to both the front and rear, a private driveway and detached garage further enhance the property's practicality and appeal.

Offered to the market chain free, this is a property that is sure to attract considerable interest and is ideally suited to those looking for a well positioned and chain free bungalow with excellent potential to make their own.

Early viewing is strongly recommended to fully appreciate the accommodation, gardens and enviable location on offer.

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## GROUND FLOOR

### Porch
6'2" x 3'5" (1.89m x 1.05m)
Upvc double glazed front door, radiator

### Lounge
16'3" x 11'2" (4.95m x 3.40m)
Bow window to front, fitted feature fire surround with fire inset, laminate wooden floor, ceiling cornices, radiator.

### Kitchen/Dining Room
13'11" x 10'8" (4.25m x 3.26m)
Window to front, windows to side, fitted with a matching range of base and wall units incorporating a single drainer sink unit and worktops over, fitted four ring electric hob with extractor hood above and electric oven below, integrated fridge, space and plumbing for automatic washing machine, Upvc double glazed door to the side elevation, inset ceiling spot lights, radiator.

### Inner Hall
2'7" x 5'10" (0.80m x 1.79m)

### Bedroom 1
11'3" x 11'0" (3.43m x 3.35m)
Window to rear, fitted wardrobes and bedside units, radiator.

### Bedroom 2
8'4" x 10'10" (2.53m x 3.31m)
Sliding patio doors to the rear garden, laminate wooden floor and radiator.

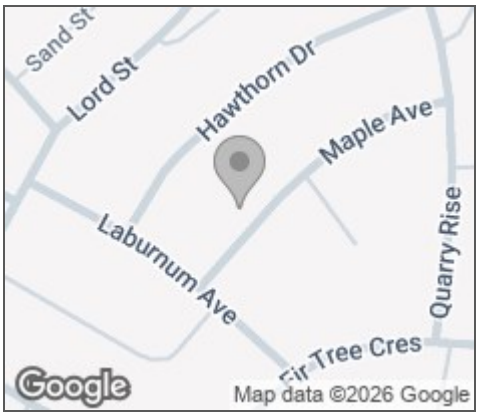
### Shower Room
4'11" x 7'7" (1.50m x 2.32m)
Window to side, large walk in shower cubicle, wall mounted wash hand basin, low level WC, tiled floor and walls, heated towel rail.

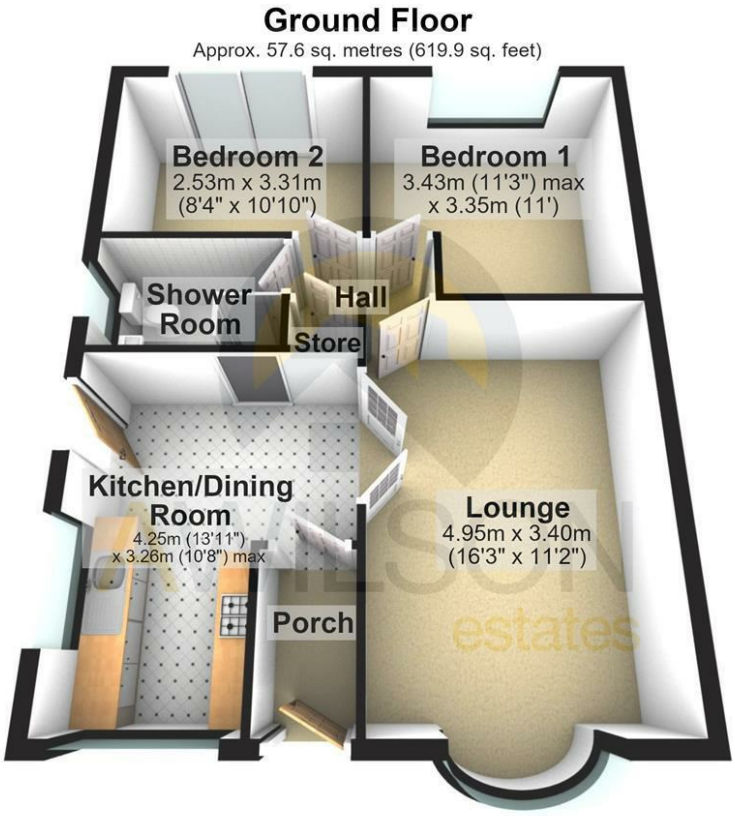
## OUTSIDE

### Garage
15'3 x 8'5 (4.65m x 2.57m)
Up and over door, window to the side.

### Gardens
Large block paved driveway leading to double gates which opens to the side elevation and leads to the detached garage. The rear garden is of a great size with large paved patio area leading to a low maintenance shale garden with fenced boundaries.

Tel: 0161 303 0778

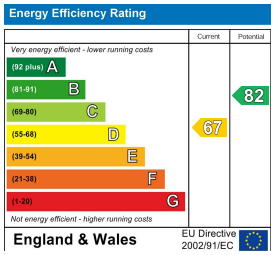


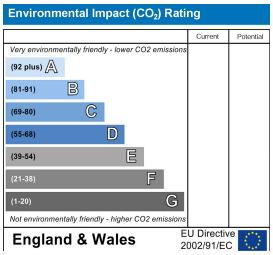



Total area: approx. 57.6 sq. metres (619.9 sq. feet)

## 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.

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