



11 Laburnum Avenue, Stalybridge, SK15 1TZ

Offers Over £300,000

A Wilson Estates are delighted to offer for sale this two bedroom semi detached true bungalow in Stalybridge. Coming to the market with the added benefit of no onward chain, this is a well presented home that is ready to move straight into.

As you approach, the bungalow makes a fantastic first impression, with its white rendered exterior and lush green wraparound front gardens. A resin driveway provides off road parking for two vehicles and leads to the detached garage. Step through the front door into a welcoming hallway, with doors leading through to the living accommodation.

The lounge is almost 18 feet in length and features a large window which allows plenty of natural light to fill the room. The kitchen is thoughtfully laid out and provides access to the rear garden. The master bedroom is a generously proportioned double, whilst the second bedroom is also large enough to accommodate a double bed. The family shower room is well appointed and completes the internal accommodation.

Externally, the front and side lawns provide plenty of attractive green space, whilst the rear garden is designed for easy maintenance and is laid with Indian Stone patio.

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For more information or to arrange a viewing please contact A Wilson Estates.

Hallway

8'7" x 3'7" (2.62m x 1.09m)

Doors providing access to all living spaces. Single radiator. Ceiling light times two. Loft hatch providing access to loft space.

Lounge

11'9" x 17'8" (3.58m x 5.38m)

Fitted carpets. Two ceiling lights. Double radiator. Feature fireplace within inset living flame effect electric fire. Window to side elevation.

Kitchen

8'7" x 9'8" (2.62m x 2.95m)

With matching range of base and eye level cream shaker style cabinets with coordinating worktops over. Plumbed for automatic washing machine. Space for fridge freezer. Window to side elevation. Built-in electric oven with four ring electric hob and extractor over. Single radiator. Ceiling light. Door leading to rear garden. door to:

Bedroom One

11'9" x 13'2" (3.58m x 4.01m)

Window to side, Fitted carpet. Window to side elevation. Ceiling light. Single radiator. door to:

Bedroom Two

8'9" x 10'9" (2.67m x 3.28m)

Window to front, door to:

Bathroom

5'6" x 6'2" (1.67m x 1.88m)

Window to front, A fully tiled shower room fitted with three-piece suite comprising of walk-in shower enclosure with main bed shower over, WC, and wash hand basin. Window to front elevation. Ceiling light. Heated towel rail. door to:

Detached Garage

18'6" x 8'10" (5.64m x 2.69m)

Up and over door, door.

Outside and Gardens

Additional Information

Tenure: Freehold

EPC Rating: TBC

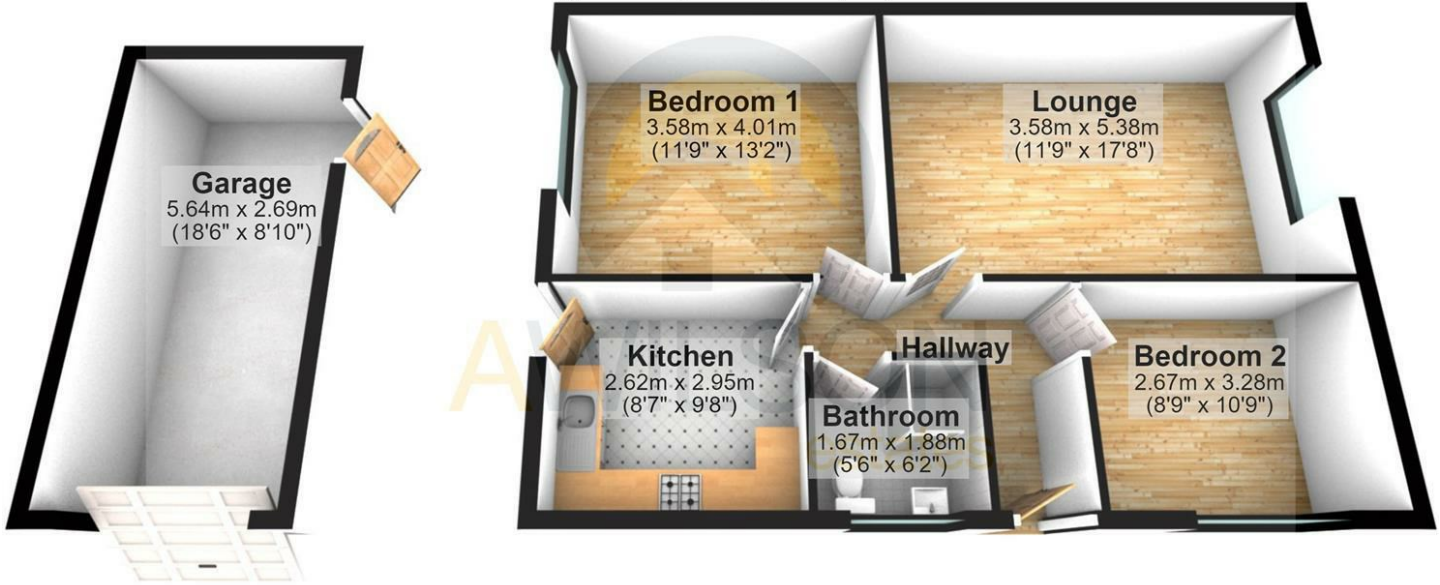
Council Tax Band: C





Ground Floor

Approx. 75.1 sq. metres (808.9 sq. feet)



Total area: approx. 75.1 sq. metres (808.9 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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