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# Maple Avenue, Stalybridge, SK15 1UA

## Offers over £325,000

This well-presented and extended three-bedroom semi-detached bungalow occupies a generous plot in one of Stalybridge's most desirable residential areas. Ideally positioned, the property is within easy reach of a range of local amenities, well-regarded schools, and excellent transport links, making it an ideal choice for a variety of buyers. Those who enjoy the outdoors will also appreciate the close proximity to Gorse Hall, offering picturesque woodland walks and open green spaces.

The accommodation is thoughtfully arranged and comprises an entrance vestibule leading into a spacious lounge, which flows through to an open-plan kitchen and dining area, creating a fantastic space for everyday living and entertaining. A separate utility room adds further practicality, while three well-proportioned bedrooms are served by a modern shower room. There is also an additional storage/utility area with convenient access to both the front and rear of the property.

Externally, the bungalow continues to impress. To the front is a well-maintained lawned garden alongside a driveway providing ample off-road parking for several vehicles. The generous rear garden is mainly laid to lawn and offers plenty of space for families, gardening enthusiasts or simply relaxing outdoors. A decked seating area and a separate pergola seating area create ideal spots for entertaining or enjoying the warmer months.

Offering spacious single-level living, a sought-after location and beautifully maintained outdoor space, this is a wonderful opportunity to acquire a home ready to move straight into.

## GROUND FLOOR

### Entrance Vestibule
2'10" x 2'10" (0.86m x 0.86m)
Door to front, door leading to:

### Lounge
12'3" x 18'7" (3.74m x 5.67m)
Double glazed window to front, radiator, door to hall, double doors leading to:

### Kitchen/Diner
18'1" x 13'11" (5.51m x 4.24m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer, with mixer tap, tiled splashbacks, plumbing for washing machine, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed window to side, radiator, door leading to:

### Utility
4'5" x 5'7" (1.34m x 1.69m)
Double glazed window to rear, door leading out to rear.

### Hall
2'10" x 8'2" (0.87m x 2.49m)
Door to storage cupboard, doors leading to:

### Bedroom 1
11'11" x 12'1" (3.63m x 3.68m)
Double glazed window to front, radiator.

### Shower Room
5'6" x 8'2" (1.67m x 2.49m)
Three piece suite comprising, double shower area, vanity wash hand basin and low-level WC, double glazed window to rear, radiator,.

### Hall
2'10" x 11'9" (0.87m x 3.57m)
Doors leading to:

### Bedroom 2
7'3" x 15'7" (2.20m x 4.75m)
Double glazed window to rear, radiator.

### Bedroom 3
13'9" x 6'5" (4.18m x 1.96m)
Double glazed window to front, radiator.

### Storeage/utility
26'7" x 8'11" (8.11m x 2.72m)
Double glazed window to rear, door leading out to rear garden, door leading out to front.

## OUTSIDE
Well maintained lawned garden to the front with driveway providing ample off road parking. Enclosed good sized garden to the rear, mainly laid to lawn with decked seating area and pergola covered seating area.

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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.

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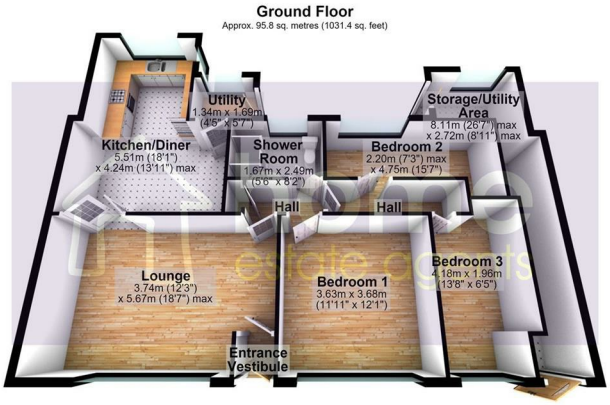
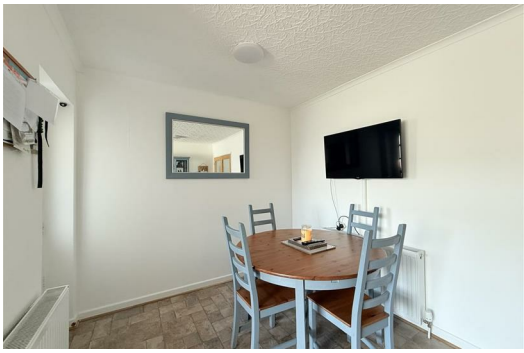



Total area: approx. 95.8 sq. metres (1031.4 sq. feet)



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