



66 Avondale Road  
Edgeley SK3 9NY  
Offers Over £375,000

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# 66 Avondale Road

## Edgeley SK3 9NY

Offers Over £375,000



This beautifully-presented period residence stands on the ever-popular Avondale Road in Edgeley, well-placed for access to amenities, transport links and schools.

An entrance hallway leads to a spacious living room which has a bay window to the front and an attractive feature fireplace with inset stove. There is a separate dining room which also has a fireplace, with French doors to the garden. The room opens on to a fitted kitchen which has a range of integrated appliances.

A major benefit of the property is a fully converted cellar: This comprises two rooms plus a WC. The main chamber provides a superb room, with window to the front: An excellent play room, office or guest room.

To the first floor is a landing with three well-proportioned bedrooms - The two largest double rooms have built-in wardrobes. A family bathroom is fitted with a white suite, with shower above the bath.

The house stands in attractive landscaped gardens. The rear has a raised deck seating area, with steps down to an attractive garden with raised borders and an artificial lawn. An archway leads through to a charming 'secret' garden area, with seating section and a storage shed.

This is a must-see home, which is certain to appeal to a wide range of potential purchasers.

- Gas Central Heating
- PVCU Double Glazing
- Beautifully-Presented Period Home
- Spacious Living Room with Feature Fireplace and Stove
- Large Dining Room with French Doors
- Fitted Kitchen with Integrated Appliances
- Fully Converted Cellar Chambers & WC
- Three Bedrooms
- Bathroom with White Suite
- Landscaped Gardens



Tenure: Freehold

Council Tax: Stockport C

Entrance Hallway

Living Room  
14'1 into bay x 12'4

Dining Room  
12'8 x 11'2

Kitchen  
9'10 x 7'1

Converted Cellar Room 1  
11'5 x 5'4

Converted Cellar Room 2  
13'9 into bay x 12'1

WC  
5'5 x 2'1

First Floor Landing

Bedroom One  
11'8 x 11'2

Bedroom Two  
12'8 x 10'0

Bedroom Three  
9'8 x 6'11

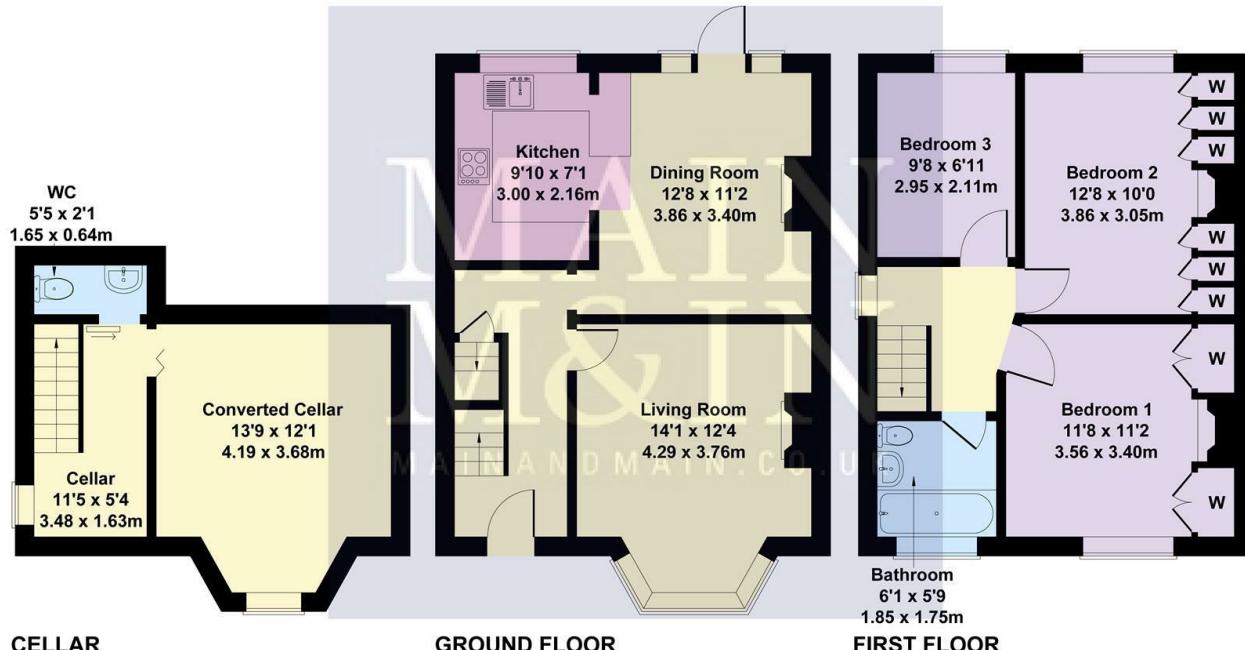
Bathroom  
6'1 x 5'9

Externally  
Gated front garden.  
Access to the side via gate.  
Attractive enclosed garden to the rear with raised deck seating area and landscaped garden.  
Raised borders with artificial lawn. Archway through to 'secret' garden with seating area and storage shed.



### Avondale Road

Approximate Gross Internal Area  
1175 sq ft - 109 sq m



To view this property call Main & Main on 0161 437 1338

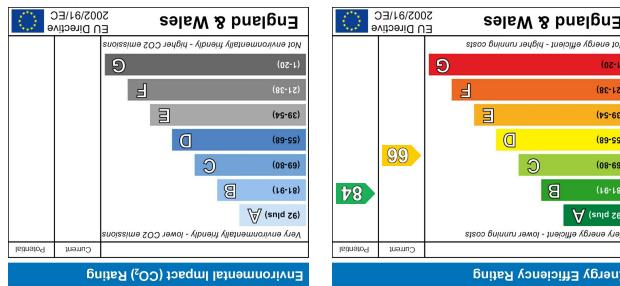




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NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

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