

# DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Bardsley Gate Avenue, Matley, Stalybridge, SK15 2TB

This well-presented extended three-bedroom semi-detached property stands in a substantial garden plot in a delightful cul-de-sac position in one of the areas most well regarded locations.

The property has been maintained to a high standard and is offered for sale with No Forward Vendor Chain.

VENDOR TO PAY STAMP DUTY FOR FIRST-TIME BUYER

**Offers Over £335,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Bardsley Gate Avenue, Matley, Stalybridge, SK15 2TB

- Extended Three-Bedroom Semi-Detached Property
- Large Mature Garden Plot with Off-road Parking for Several Vehicles Plus Detached Brick Built Garage
- Delightful Cul-de-Sac Location
- Good Decorative Order Throughout
- Fitted Wardrobes/Storage To All Bedrooms
- Pleasant Sun Room With Views Over The Garden and Delightful Views to Both Front and Rear Aspects
- Further Potential For Extensions (STP)
- Close to Countryside Walks
- Internal Inspection Highly Recommended
- No Onward Chain

## The Accommodation Briefly Comprises:

Entrance hallway, lounge with feature fireplace and bow window, dining area open to the kitchen which has a range of integrated appliances, separate sun room with views over the garden. To the first floor there are three bedrooms all with wardrobe/storage space, bathroom/WC.

Externally, the property occupies a substantial mature garden plot with lawned, patio tiered sections with several seating areas. There is a long driveway providing off-road parking for circa. 4 cars and this leads to a detached brick built garage with power and lighting.

The property is ideally positioned for those who enjoy countryside/moorland walks as well as being within easy reach of Stalybridge town centre which provides a range of shopping and recreational amenities as well as excellent commuter links via its train and bus services. Local junior and high schools are within easy reach making the property ideally suited to a growing family.

For the security conscious and alarm system is in place.

## The Accommodation In Detail Comprises:

### GROUND FLOOR

#### Entrance Hallway

Composite style front door with double-glazed units and side light, laminate flooring, central heating radiator.

#### Lounge

15'3 reducing to 9'0 x 12'9 reducing to 10'9 (4.65m reducing to 2.74m x 3.89m reducing to 3.28m) uPVC double-glazed bow window, feature fireplace with a living flame coal effect gas fire, central heating radiator.

#### Dining Area

11'4 x 6'9 (3.45m x 2.06m) Understairs storage cupboard, uPVC double-glazed window, uPVC double-glazed patio doors to sun room, central heating radiator. The dining area is open to the kitchen.

#### Kitchen

8'9 x 11'4 (2.67m x 3.45m) One and a half bowl sink unit, a range of wall and floor mounted units, built-in stainless-steel oven, four-ring ceramic hob with filter unit over, integrated fridge and freezer, plumbing for automatic washing machine, integrated dishwasher, recess spotlights, laminate flooring, uPVC double-glazed window.

#### Sun Room

10'5 x 7'9 (3.18m x 2.36m) uPVC double-glazed windows, uPVC double-glazed French doors, laminate flooring, recess spotlights, central heating radiator.

### FIRST FLOOR

#### Landing

uPVC double-glazed window.

#### Bedroom 1

12'11 x 9'7 (3.94m x 2.92m) Comprehensive range of fitted wardrobes, uPVC double-glazed window, central heating radiator, loft access.

#### Bedroom 2

9'8 x 11'8 plus door recess (2.95m x 3.56m plus door recess) Built-in wardrobe, laminate flooring, uPVC double-glazed window, central heating radiator.

#### Bedroom 3

6'7 x 6'9 including cabin bed over bulkhead (2.01m x 2.06m including cabin bed over bulkhead) uPVC double-glazed window, central heating radiator.

#### Bathroom/WC

6'6 x 5'11 (1.98m x 1.80m) Wood panel bath with Victorian style shower tap attachment, low-level WC, pedestal wash hand basin, fully tiled, recess spotlights, uPVC double-glazed window, central heating radiator.

### EXTERNAL

Externally, the front garden is laid to lawn with border plants and shrubs. There is a long driveway providing off-road parking for several vehicles and this leads to a detached brick built garage with power and lighting.

The property sits within an extremely large mature garden plot with several patio/seating areas, lawned sections and mature, well-stocked tiered gardens.

### TENURE

Tenure is Leasehold - Solicitors to confirm.

### COUNCIL TAX

Council Tax Band "C".

### VIEWINGS

Strictly by appointment with the Agents.



## Directions



# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 1/2019

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.

