

DAWSONS

Property Professionals since 1925

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Bardsley Gate Avenue, Stalybridge, SK15 2TA

Dawsons are pleased to bring to market this three bedroom detached home located in the popular area of Bardsley Gate Avenue. The home offers a spacious layout downstairs with three good sized bedrooms and a large garden plot. The home is to be sold with no vendor chain. Internal inspection is highly recommended.

Price £375,000



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



Bardsley Gate Avenue, Stalybridge, SK15 2TA

- Three bedroom detached property
- Large back garden
- Ideally suited to a growing family
- Lots of potential
- Driveway for multiple cars
- Downstairs WC/ Utility space
- Close to countryside walks
- Detached garage
- No onward chain
- Delightful cul-de-sac location

Ground Floor

Hallway

uPVC double glazed window, gas central heating radiator, stairs leading to first floor, doors leading to:

Reception Room

12' x 17' (3.66m x 5.18m)

uPVC double glazed bay window, gas central heating radiator, fireplace, sliding doors leading to dining room.

Dining Room

12' x 12' (3.66m x 3.66m)

uPVC patio doors leading to rear garden, gas central heading radiator.

Kitchen

9' x 14' (2.74m x 4.27m)

uPVC double glazed windows, uPVC rear door, fitted wall and base units with worksurface over, inset sink and drainer with mixer tap, tiled splashbacks, built in double oven and gas hob, space for fridge freezer, gas central heating radiator, doors leading to dining room & hallway.

Downstairs WC/ Utility room

5' x 6' (1.52m x 1.83m)

uPVC double glazed window, low level WC, gas central heating radiator, plumbing for automatic washing machine.

First Floor

Landing

uPVC double glazed window, doors leading to:

Bedroom One

12' x 13' (3.66m x 3.96m)

uPVC double glazed window, gas central heating radiator, fitted wardrobes.

Bedroom Two

12' x 9' (3.66m x 2.74m)

uPVC double glazed window, gas central heating radiator, fitted wardrobes.

Bedroom Three

9' x 9' (2.74m x 2.74m)

uPVC double glazed window, gas central heating radiator.

Family Bathroom

6' x 7' (1.83m x 2.13m)

uPVC double glazed window, gas central heating radiator, low level WC, wash hand basin, panelled bath, shower unit, part tiled.

Externally

Lawned garden to front with driveway leading to garage. Large garden to the rear with paved patio, steps leading up to lawned garden with shrub borders.

AML Checks & Proof of Funds

We are required by law to conduct Anti Money Laundering (AML) and ID checks for all vendors and purchasers. A non refundable fee of £30 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

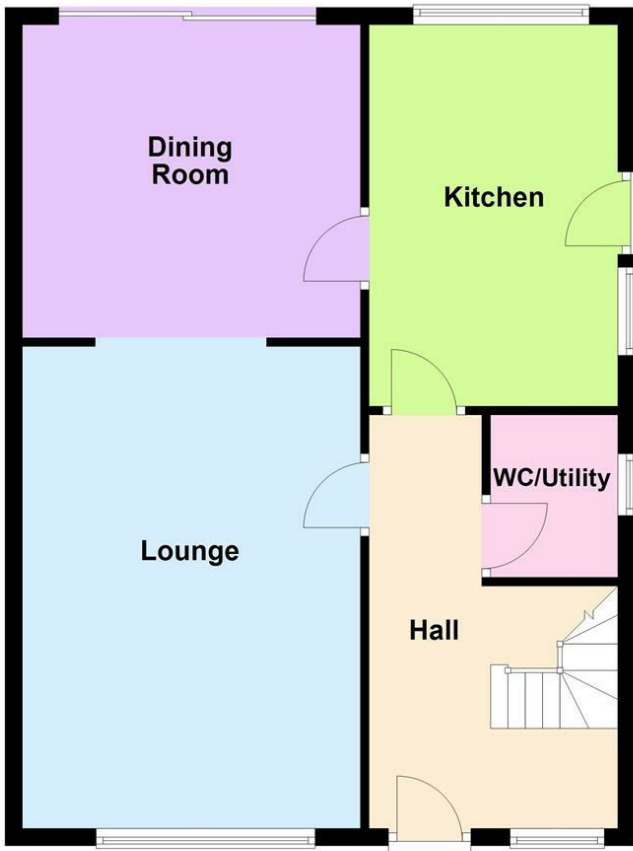


Directions

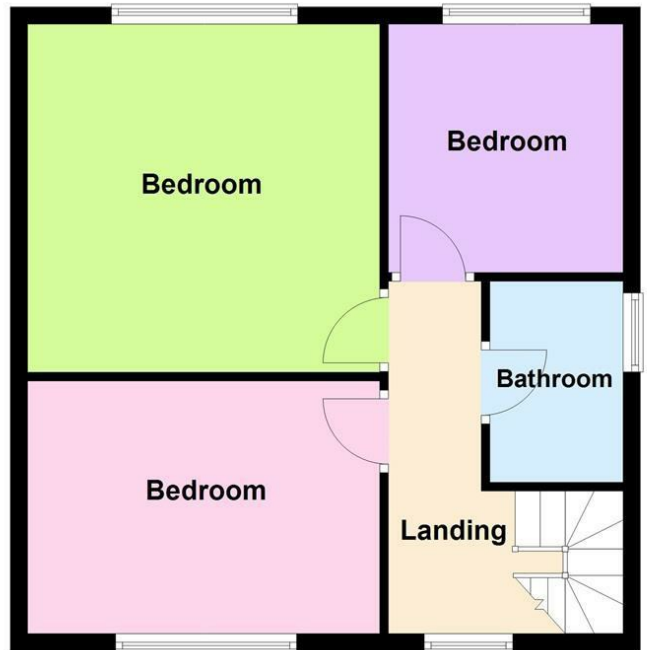


Floor Plan

Ground Floor



First Floor



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