



## 3 Maple Avenue, Stalybridge, SK15 1UA

**£345,000**

A Wilson Estates are delighted to bring to the market this detached bungalow within a popular location in Stalybridge.

The bungalow is perfect for those looking to reside all on one level and is ready to occupy immediately being in move in condition. There is a spacious layout with three double bedrooms, dining kitchen, light and airy lounge. There is also a four piece bathroom suite, boarded loft, garage with light and power. The beautiful landscaped gardens are a credit to the current owners - ideal for sitting out throughout the seasons.

Located just a few minutes' walk away from the beautiful Gorse Hall, a beautiful spot overlooking Stalybridge and neighbouring Dukinfield covering 35 acres of woodland with panoramic views over the Cheshire Plains and the Pennines. Gorse Hall also has a wealth of local history. A great spot to walk, explore research and watch the seasons / local wildlife.

Further leisure activities nearby can take the form of Stalybridge Cricket Club, Dukinfield Golf Club as well as local gymnasiums and leisure centres. Amenities nearby also consist of major supermarkets as well as smaller independent stores within Stalybridge Town centre has to offer from beautiful cafes to organic

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## Entrance Hall

10'3" x 6'1" (3.12m x 1.85m)

uPVC door to side elevation, ceiling light, carpet, radiator, door to storage

## Storage

3'10" x 2'7" (1.17m x 0.79m)

Coat hooks

## Lounge

10'9" x 15'10" (3.28m x 4.83m)

Window to side elevation, window to front elevation, ceiling light fittings, carpeted flooring, feature fireplace with gas fire, door to:

## Kitchen/Diner

9'5" x 15'10" (2.87m x 4.83m)

Window to side elevation, window to front elevation, matching wall and base units with coordinating work surfaces, double Belfast sink, ceiling light fitting, four ring gas hob, electric oven, extractor hob, integrated fridge/freezer & washing machine, tiled flooring, radiator.

## Bedroom One

11'8" x 9'9" (3.56m x 2.97m)

Sliding door to rear elevation, ceiling light fitting, radiator.

## Bedroom Two

8'8" x 12'1" (2.64m x 3.68m)

window to side elevation, Ceiling light fitting, radiator.

## Bedroom Three

8'0" x 12'1" (2.43m x 3.68m)

Window to rear elevation, ceiling light fitting, radiator.

## Bathroom

9'5" x 6'1" (2.87m x 1.85m)

Window to side elevation, fully tiled, bath with shower over, mixer tap, shower cubicle with electric shower, heated towel rail.

## Loft

Boarded, insulated and power/light.

## Garage

7'11" x 15'11" (2.42m x 4.85m)

Electric garage door, power and lighting, consumer unit.

## Externally

Landscaped gardens, patio / decked & lawned areas, paved driveway parking.

## Additional Information

Tenure: TBC

EPC Rating: D

Council Tax Band: C





Total area: approx. 87.3 sq. metres (939.8 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                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 81                      | 85        |
|                                             |  | EU Directive 2002/91/EC |           |

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

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.

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