



4 North Avenue, Stalybridge, SK15 1BZ

Offers Over £180,000

Welcome to North Ave, this lovely home has so much to offer. Could you be the new owner?

You approach the property via a block paved driveway. Once inside you are welcomed into the lounge with feature fireplace with timber mantle over.

The open plan dining kitchen is the heart of this home! Ideal for family dinners, or to entertain. Complete with integrated appliances plus the added bonus of a recent new boiler.

Upstairs there are two good sized bedrooms and a modern shower room.

Sit in good sized gardens that has a fabulous brick built store or maybe a summer house? What would you use it for?

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Lounge

16'3 x 13'5 (into bay) (4.95m x 4.09m (into bay))

Deep box bay window to the front elevation, wood flooring, feature fireplace with attractive wood mantle over.

Open Plan Kitchen & Dining Area

16'5 x 12 max (5.00m x 3.66m max)

Double opening French doors leading out to the garden, further window to the rear elevation. Open stairs to the first floor with useful understairs storage space, fitted with a comprehensive range of floor and wall mounted oak units with coordinating work surfaces over. Electric oven and gas hob with extractor fan above, stainless steel sink unit with mixer tap, cupboard housing the gas central heating and a brand new Worcester Bosch boiler, and integrated fridge-freezer and washing machine.

Stairs & Landing

Doors to bedrooms and shower room.

Bedroom One

16'4 x 8'1 (4.98m x 2.46m)

Two windows to the front elevation with views to the front. Pine built in wardrobe with matching dressing table.

Bedroom Two

8'7 x 8'2 (2.62m x 2.49m)

Window to the rear elevation with views over the rear garden. Built in over stairs storage cupboard. Partial panelled walls.

Shower Room

Opaque window to the rear elevation. Suite comprising of a double walk in shower cubicle with glass screen and mains fed shower. Low level W.C and hand wash basin built into a vanity unit, heated towel rail, tiled floor and walls.

Externally

Sit proud from the road, North Ave is approached by a block paved driveway. Around to the rear is a good sized enclosed garden with patio area and well stocked borders. There is a useful brick built store room/summer house.

Additional Information

Tenure: Freehold

Council Tax Band: A

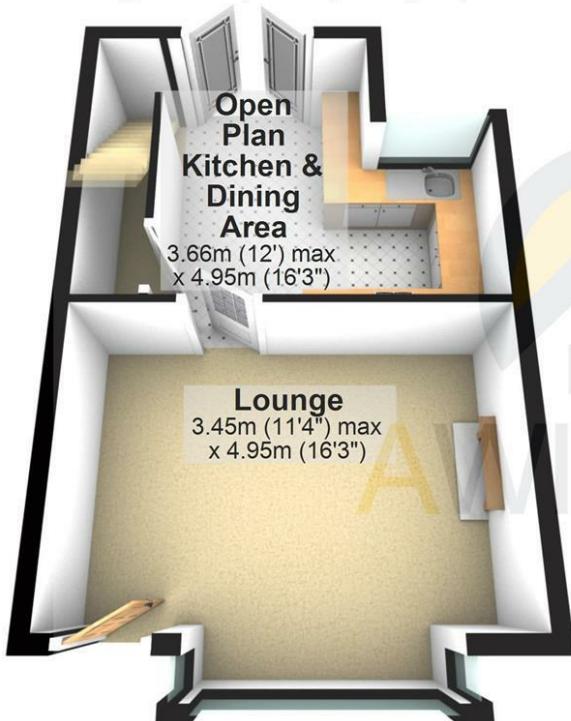
EPC Rating: TBC





Ground Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



Total area: approx. 67.2 sq. metres (723.1 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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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