



18 Bardsley Gate Avenue, Stalybridge, SK15 2TB

Offers In The Region Of £330,000

Welcome to Bardsley Gate, positioned within arguably one of the most popular and desirable locations in the area. Whilst some modernisation is required, the potential here is clear to see. With an extended footprint, driveway parking, garage and a generous garden with beautiful views, this is a home with plenty to offer.

As you approach, you are greeted by a neat front lawn and driveway parking leading to the garage. Step through the front door into the entrance vestibule and into the generous lounge, positioned to the front of the home.

To the rear is where this property really comes into its own. The second reception room is a fantastic addition, extending over 34 feet in length and creating an incredibly versatile space for family life, entertaining or simply having plenty of room to spread out. The kitchen is compact but well planned, with a good amount of worktop space and a door providing access to the side of the property.

There are two double bedrooms, with the second bedroom benefiting from its own shower and hand basin, along with a family bathroom.

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Families are well catered for too, with a selection of local schools including St Paul's, Stalyhill, Godley Primary, Longdendale and Hyde High School.

For commuters, the property is well placed for access to the surrounding towns and the M60 and M67 motorway networks. There are also train stations at Stalybridge, Godley and Newton, providing direct links into Manchester City Centre and beyond.

Entrance Vestibule

4'0" x 6'0" (1.22m x 1.83m)

Door to:

Lounge

16'0" x 12'0" (4.88m x 3.66m)

Bay window to front elevation. Two ceiling lights. Radiator. Inset gas fire. door to:

Hallway

6'7" x 14'11" (2.00m x 4.54m)

Doors providing access to all internal rooms.

Kitchen

10'2" x 8'6" (3.10m x 2.59m)

Fitted with a matching range of base and eye level units with coordinating worktops over. Integrated undercounter fridge freezer. Integrated washing machine. Built in eyelevel double oven. Four ring gas hob with extractor over. Integrated dishwasher. Window to side elevation. Door leading out to side garden.

Shower Room

8'6" x 5'7" (2.59m x 1.70m)

Fitted with three piece suite comprising of walk-in shower enclosure, WC, and wash hand base. Downlights to ceiling. Double radiator. Window to side elevation.

Bedroom One

13'11" x 10'0" (4.24m x 3.05m)

Window to rear elevation. Fitted wardrobes. Ceiling light. Radiator.

Bedroom Two

13'10" x 8'5" (4.22m x 2.57m)

Window to rear elevation. Double radiator. Ceiling light. Fitted wardrobes. Walk in shower enclosure. Wash hand basin.

Dining Area

10'11" x 12'0" (3.32m x 3.66m)

Double radiator. Ceiling light. Open plan to:

Second Lounge

23'7" x 21'3" (7.19m x 6.48m)

Window to rear elevation. Window to front elevation. Window to side elevation. Sliding doors to rear leading out to rear garden. Wall mounted electric fire. Ceiling lights. Radiator.

Garage

16'0" x 10'0" (4.88m x 3.05m)

Up and over door.

Outside and Gardens

Lawned front garden with driveway parking.

Extensive gardens to rear with patio area, and

Tel: 0161 303 0778

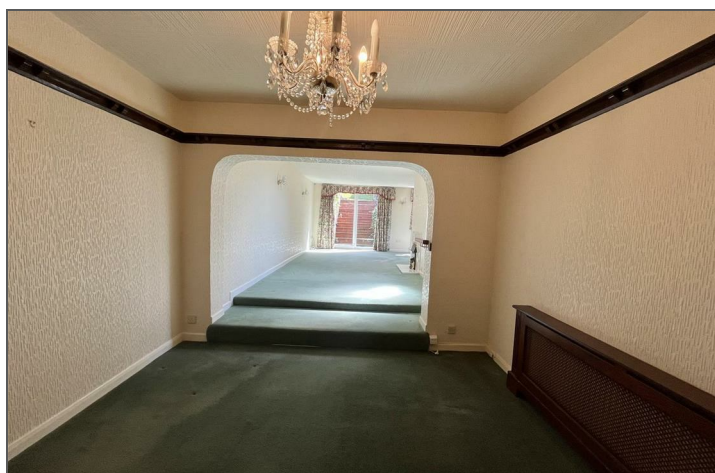
stone steps leading up to a very large lawned garden.

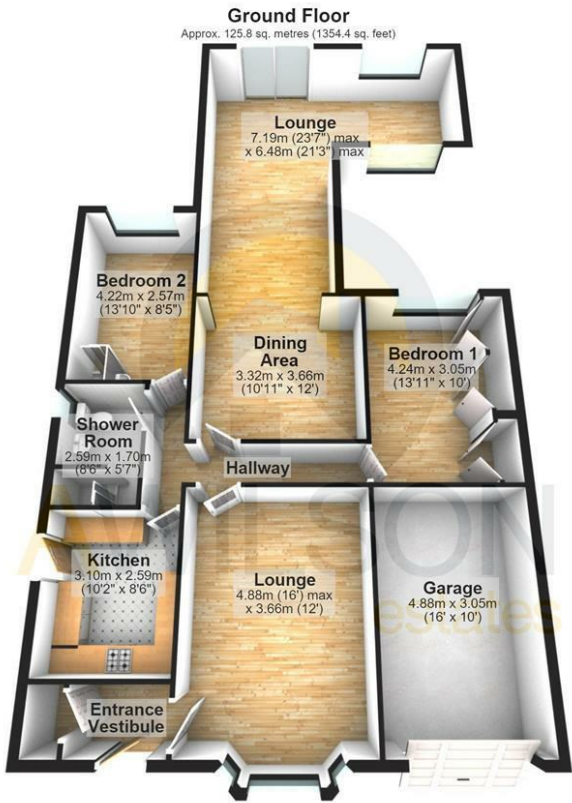
Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: D





Total area: approx. 125.8 sq. metres (1354.4 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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