



Moorgate Drive, Stalybridge, SK15 3LX

Offers over £279,000

Nestled in the charming area of Carrbrook, Stalybridge, this delightful semi-detached house on Moorgate Drive offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The property also boasts parking for two vehicles, a valuable asset in this desirable location.

Carrbrook is known for its picturesque surroundings and community spirit, making it an excellent choice for those looking to settle in a friendly neighbourhood. With local amenities and transport links nearby, this home offers both tranquillity and accessibility.

This semi-detached house is a wonderful opportunity for anyone looking to make a home in a lovely part of Stalybridge. Don't miss the chance to view this property and envision your future in this delightful setting.



GROUND FLOOR

Hall

Radiator, stairs leading upstairs

Lounge

14'1" x 13'0" (4.29m x 3.96m)

Double glazed window to front, radiator, double doors

Kitchen / diner

9'0 x 16'4 (2.74m x 4.98m)

Double glazed window to rear, Top & base cupboards with 2 electric ovens & 4 ring ceramic top.

FIRST FLOOR

Landing

Double glazed window to side.

Master Bedroom

12'6" x 9'9" (3.81m x 2.97m)

Double glazed window to front, radiator,

Bedroom 2

10'7" x 9'9" (3.22m x 2.98m)

Double glazed window to rear, radiator,

Bedroom 3

9'9" x 6'6" (2.96m x 1.99m)

Double glazed window to front, over-stairs with cupboard, radiator,

Bathroom

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, heated towel rail, double glazed window to rear,

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may

result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 71.6 sq. metres (770.8 sq. feet)

