



## Bank Road, Stalybridge, SK15 3LB

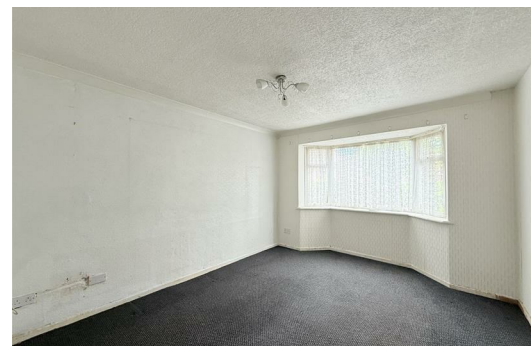
**Offers over £250,000**

This spacious and extended four-bedroom family home occupies a generous corner plot in the highly sought-after area of Carrbrook, Stalybridge and is offered for sale with **\*\*no vendor chain\*\***, making it an excellent opportunity for buyers looking for a straightforward purchase. Encased in attractive, mature Russian vine, the property enjoys a unique and charming appearance while offering superb potential for a new owner to update and personalise to their own taste. Perfectly positioned, it benefits from a range of local amenities within Carrbrook, whilst Stalybridge Town Centre is just a short distance away. Excellent road and rail links make commuting to Manchester and the surrounding areas convenient, while the nearby countryside offers an abundance of scenic walks, open green spaces and outdoor pursuits right on the doorstep.

The accommodation is both spacious and versatile, making it ideal for growing families. The ground floor comprises an entrance hall, a generous lounge, separate dining room perfect for family meals and entertaining, a useful office which could also serve as a utility room or study, a spacious modern kitchen/breakfast room with ample space for informal dining, and a large conservatory that provides an additional reception area.

To the first floor are four bedrooms, three of which are doubles with the principal bedroom having its own en-suite shower room, together with a three-piece family bathroom serving the remaining bedrooms. The flexible layout offers plenty of space for families, those working from home or anyone requiring additional guest accommodation.

Externally, the property enjoys a good-sized corner plot with a decked garden to the front, planted borders and a barked area to the side offering additional outdoor space. To the rear is a driveway providing off-road parking together with a converted garage, which offers a versatile space ideal for use as a home office, studio, gym or hobby room.



## GROUND FLOOR

### Lounge

12'4" x 14'3" (3.75m x 4.35m)

Double glazed window to front, radiator.

### Dining Room

12'4" x 11'2" (3.75m x 3.40m)

Double glazed bay window to front, radiator.

### Hallway

Radiator, stairs leading to first floor, doors leading to:

### Utility Room / office

6'0" x 10'0" (1.82m x 3.04m)

### Kitchen/Breakfast Room

10'8" x 18'1" (3.24m x 5.50m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, matching breakfast bar, plumbing for washing machine, space for fridge/freezer and cooker, double glazed window to rear, radiator, sliding patio door leading to conservatory, door leading out to rear.

### Conservatory

17'10" x 9'0" (5.43m x 2.74m)

Double glazed windows to sides, radiator, double glazed patio doors to the front.

## FIRST FLOOR

### Landing

7'8" x 10'8" (2.33m x 3.26m)

Doors leading to:

### Bedroom 1

10'8" x 13'7" (3.24m x 4.15m)

Double glazed window to rear, radiator, door leading to:

### En-suite Shower Room

10'8" x 3'10" (3.24m x 1.17m)

Three piece suite comprising, shower area, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to side, radiator.

### Bedroom 2

12'4" x 13'4" (3.75m x 4.07m)

Double glazed window to front, radiator.

### Bedroom 3

10'8" x 12'0" (3.24m x 3.67m)

Double glazed window to front, radiator.

### Bedroom 4

8'0" x 7'8" (2.44m x 2.34m)

Double glazed window to rear, radiator.

### Bathroom

7'8" x 6'6" (2.33m x 1.98m)

Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to side.

## OUTSIDE

Decked garden to the front with planted borders, barked area to the side. Driveway to the rear leading to the detached office.

### Office

10'0" x 16'1" (3.05m x 4.89m)

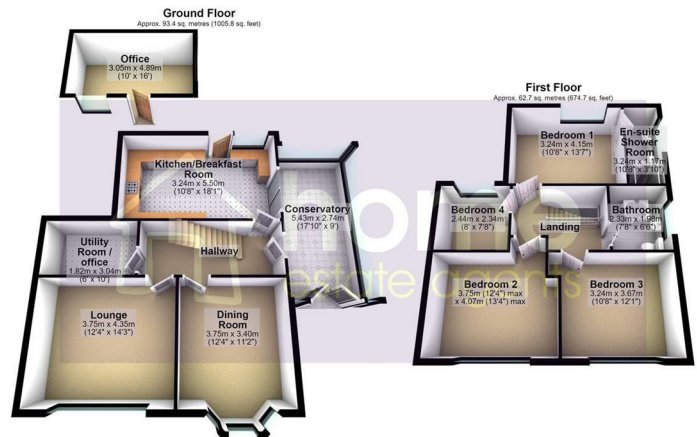
Double glazed window to side, double glazed window to front, access door.

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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/herself 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. 156.1 sq. metres (1680.5 sq. feet)

