



## Bank Road, Stalybridge, SK15 3LB

**Offers over £190,000**

Nestled in the picturesque and highly sought-after area of Carrbrook in Stalybridge, this well presented two-bedroom semi-detached property offers both convenience and an excellent location. Perfectly positioned, it provides easy access to a range of local amenities, excellent transport links for commuters, and the tranquil beauty of nearby countryside walks. The property is ideal for first-time buyers looking to make their mark on their first home.

The ground floor opens into a welcoming hallway leading to a spacious lounge, ideal for relaxing or entertaining. The kitchen/diner offers a practical and sociable space for everyday living. Upstairs, the first floor comprises two well-proportioned double bedrooms, both benefitting from plenty of natural light and ample space for wardrobes and storage. A modern family bathroom completes the accommodation on this level.

Externally, the property is approached via steps to the front, with gardens extending to the front, side, and rear. These outdoor areas are well maintained, featuring planted borders and mature shrubs that provide colour and privacy. The gardens offer a pleasant space for relaxing or entertaining.

This property presents an excellent opportunity for first-time buyers or those seeking a home in a desirable location. With its appealing setting and well presented accommodation, it is a rare find in the Carrbrook area.



## GROUND FLOOR

### Hallway

Door to front, radiator, stairs leading to first floor, door leading to:

### Lounge

15'7" x 12'2" (4.75m x 3.70m)

Double glazed box window to front, radiator, door leading to:

### Kitchen/Diner

7'0" x 15'6" (2.13m x 4.72m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side, double glazed window to rear, radiator, door to storage cupboard, door leading out to side.

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.

[WWW.HOMEA.CO.UK](http://WWW.HOMEA.CO.UK)

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Master Bedroom

10'1" x 15'6" (3.07m x 4.72m)

Double glazed window to front, radiator, door to storage cupboard.

### Bedroom 2

10'2" x 9'6" (3.10m x 2.90m)

Double glazed window to rear, radiator.

### Bathroom

7'5" x 5'7" (2.26m x 1.71m)

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

## OUTSIDE

Gardens to front, side and rear with planted borders and mature shrubs.

## 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.

