



## Moorgate Drive, Stalybridge, SK15 3LX

**Offers over £239,995**

Offered for sale with no vendor chain is this spacious three bedroom property, ideally positioned within the highly sought-after Carrbrook area. This desirable location is perfect for families and outdoor enthusiasts alike, with a range of local amenities, shops, schools and transport links all within easy reach. Stamford Golf Club is just a short distance away, while an abundance of countryside walks can be found right on the doorstep, including the picturesque surroundings of Stalybridge Country Park, providing the perfect balance between convenience and outdoor living. The property also falls within the catchment area for the highly regarded Mossley Hollins High School, making it an excellent choice for families with children of all ages.

Internally, the property offers spacious and well proportioned accommodation throughout and briefly comprises an entrance hall, generous through lounge/dining room providing ample space for both relaxing and entertaining, fitted kitchen and a conservatory overlooking the rear garden to the ground floor. To the first floor there are three bedrooms and a shower room. This property would be ideal for someone looking to put their own stamp on a property and create a home tailored to their own taste and style.

Externally, to the front of the property is a block paved double driveway providing excellent off-road parking facilities. To the rear is an enclosed garden featuring a patio area and lawn.

Offering fantastic potential in a highly desirable location, together with the added benefit of no onward chain, this property represents an excellent opportunity and early viewing is highly recommended.



## GROUND FLOOR

### Hall

Door to front, double glazed window to front, radiator, stairs leading to first floor, door leading to:

### Lounge/Diner

23'4" x 12'10" (7.10m x 3.91m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, sliding patio door leading to conservatory, open plan to:

### Kitchen

8'9" x 7'10" (2.67m x 2.38m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer and cooker, double glazed window to rear, door to storage cupboard.

### Conservatory

double glazed windows to sides, double glazed French door opening to rear garden.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Bedroom 1

12'7" x 9'7" (3.84m x 2.92m)

Double glazed window to front, radiator, fitted wardrobes.

### Bedroom 2

11'0" x 9'7" (3.35m x 2.92m)

Double glazed window to rear, radiator, fitted wardrobes.

### Bedroom 3

8'10" x 6'2" (2.70m x 1.87m)

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

### Shower Room

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

## OUTSIDE

Block paved driveway to the front. Garden to the rear with paved patio and lawn.

## 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/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. 77.1 sq. metres (829.9 sq. feet)

