



Buckton Vale Road
Stalybridge, SK15 3PJ

Offers over £265,000

Offered for sale with no vendor chain, this well-presented and deceptively spacious three bedroom semi-detached property is located in the highly desirable Carrbrook area of Stalybridge. The property is ideally placed for a range of local amenities, schools and convenient transport links, while also benefiting from easy access to Stalybridge town centre and an abundance of beautiful countryside walks and open green spaces, perfect for outdoor enthusiasts and families alike.

The accommodation offers a versatile layout, with the ground floor comprising a welcoming entrance hall, a spacious lounge ideal for relaxing and entertaining, a well-proportioned kitchen with ample storage and worktop space, a separate dining room perfect for family meals or hosting guests, a bright conservatory overlooking the rear garden, a ground floor bedroom which offers flexibility as a guest room or home office, and a useful ground floor WC.

To the first floor, there are two further bedrooms and a well-appointed four piece family bathroom, featuring a bath, separate shower cubicle, wash basin and WC. The property is well-maintained throughout and offers the potential for a purchaser to add their own personal touches.

Externally, the property is equally impressive, with a mature and well-stocked front garden creating excellent kerb appeal. A driveway runs alongside the property providing ample off-road parking and leads to a detached garage, offering additional parking or valuable storage space. The rear garden is designed for easy maintenance with attractive planted borders and a central artificial lawned area, creating a private and pleasant outdoor space ideal for relaxing or entertaining during the warmer months.

This property presents a fantastic opportunity for a range of buyers including growing families, downsizers or anyone seeking a spacious home in a peaceful yet highly convenient location. ****Viewing Highly Recommend****



GROUND FLOOR

Entrance Hall

Door to side, radiator, door to storage cupboard, doors leading to:

Lounge 17'0" x 10'0" (5.18m x 3.06m)

Double glazed window to front, stairs leading to first floor.

Kitchen 11'8" x 8'0" (3.55m x 2.44m)

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 front.

Dining Room 12'0" x 10'0" (3.67m x 3.06m)

Radiator, sliding double glazed patio door leading to:

Conservatory

Double glazed windows to sides, door leading out to rear garden.

Bedroom 3 7'8" x 0'0" (2.33m x 0.00m)

Double glazed window to rear, radiator.

WC

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

FIRST FLOOR

Landing

Storage space, doors leading to:

Bedroom 1 11'6" x 10'6" (3.51m x 3.21m)

Double glazed window to front, radiator, built-in storage cupboard.

Bedroom 2 5'7" x 10'6" (1.71m x 3.21m)

Velux window, radiator.

Bathroom 12'0" x 4'2" (3.66m x 1.27m)

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

OUTSIDE

Mature planted garden to the front with paved driveway to the side leading to the detached garage. Enclosed garden to the rear with paved pathways, planted borders and artificial lawn section.

DISCLAIMER

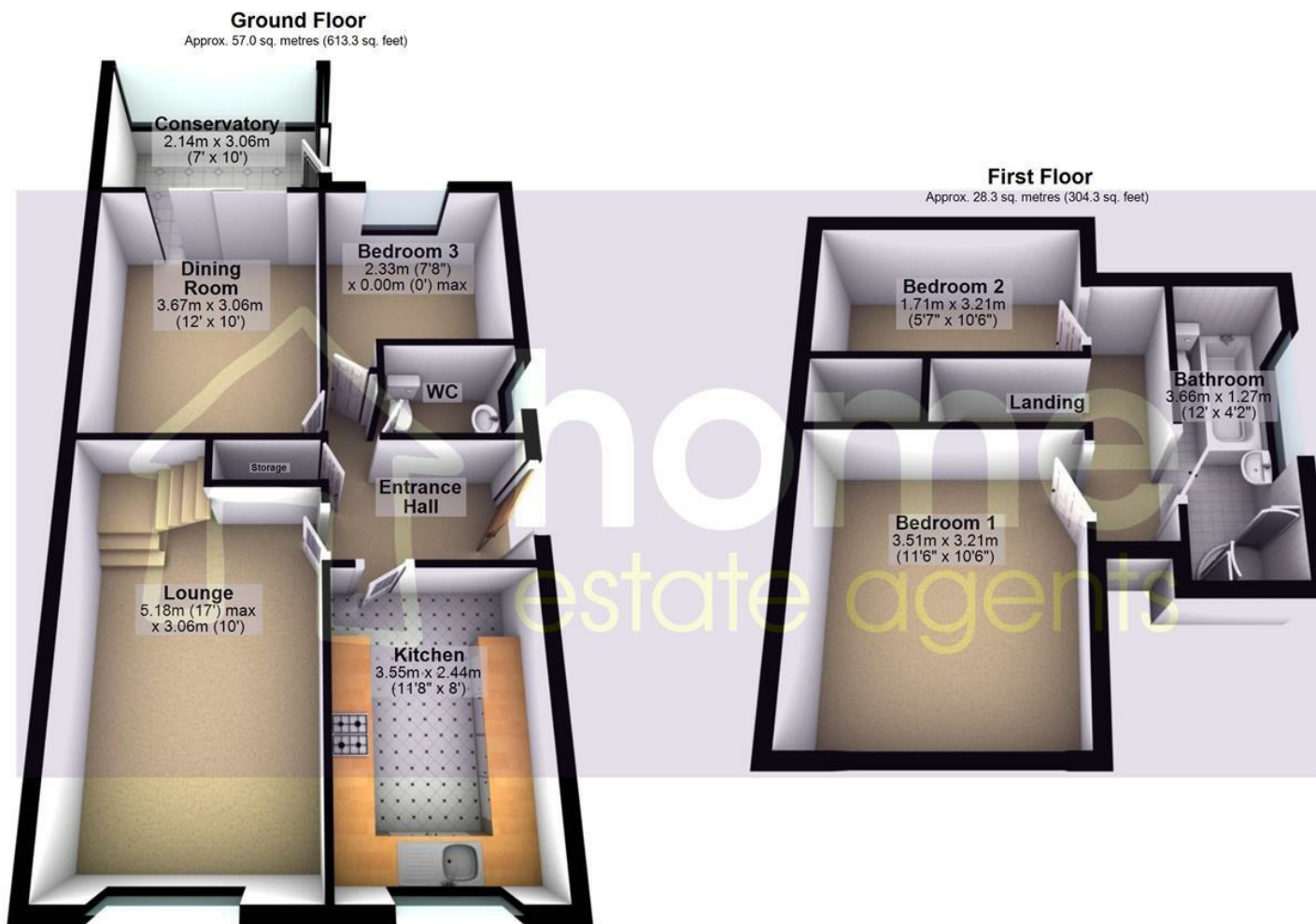
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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. 85.3 sq. metres (917.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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