

# DAWSONS

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## Spring Bank, Carrbrook, Stalybridge, SK15 3PD

Dawsons are pleased to bring to the market this well-proportioned, period middle-terrace cottage which occupies a stunning location within Carrbrook Village in a position where countryside walks are literally on the doorstep.

Offered for sale with No Forward Vendor Chain, the property is ideally suited for those looking for delightful semi-rural/village setting yet being within easy access of all local amenities.

**Offers Over £238,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Spring Bank, Carrbrook, Stalybridge, SK15 3PD

- Period Two Double Bedroomed Mid-Cottage
- Carrbrook Village Setting Adjacent To Countryside Walks With Delightful Views To Front And Rear
- Well-Proportioned Living Accommodation
- Slightly Elevated Position
- Neutral Decoration Throughout
- Large Bathroom With Modern Four-Piece Suite
- Forecourt Garden
- Local Amenities All Within Easy Reach
- No Onward Chain
- Internal Inspection Essential

## The Accommodation Briefly

### Comprises:

Entrance hallway, lounge with feature fireplace, good size dining kitchen, rear porch/utility. To the first floor there are two double bedrooms and a large bathroom/WC with modern white four-piece suite.

Externally, there is a forecourt garden whilst to the rear, there is a larger than average private enclosed yard with two useful brick built storage outbuildings.

Situated on the fringe of the countryside adjacent to Carrbrook Village, the property is ideal for those who enjoy outdoor pursuits plus local amenities are readily available in Carrbrook with both Stalybridge, Mossley and Greenfield also being readily accessible. There are good public transport links whilst several well regarded local junior and high schools are also in close proximity.

## The Accommodation In Detail

### Comprises:

#### GROUND FLOOR

##### Entrance Hallway

uPVC double-glazed front door, central heating radiator.

##### Lounge

14'0 x 14'7 reducing to 13'2 (4.27m x 4.45m reducing to 4.01m)  
uPVC double-glazed bow window, feature fireplace with a living flame coal effect gas fire, understairs storage cupboard, central heating radiator.

##### Dining Kitchen

17'11 x 8'9 (5.46m x 2.67m)  
One and a half bowl single drainer stainless-steel sink unit, a range of wall and floor mounted units, built-in stainless-steel oven, four-ring gas hob with chimney hood over, part-tiled, tiled floor, two uPVC double-glazed windows, uPVC double-glazed rear door, central heating radiator.

##### Rear Porch/Utility

6'0 x 5'7 (1.83m x 1.70m)  
uPVC double-glazed windows and rear door, plumbing for automatic washing machine, central heating radiator.

#### FIRST FLOOR

##### Landing

Loft access.

##### Bedroom 1

14'8 x 10'8 plus further recess alcove area (4.47m x 3.25m plus further recess alcove area)  
Built-in storage wardrobe, uPVC double-glazed window, central heating radiator.

##### Bedroom 2

12'3 x 8'9 (3.73m x 2.67m)  
Feature fireplace, uPVC double-glazed window, central heating radiator.

##### Bathroom/WC

8'11 x 8'10 (2.72m x 2.69m)  
Modern white suite having panelled bath with separate shower cubicle, low-level WC, pedestal wash hand basin, part-tiled, tiled floor, uPVC double-glazed window, central heating radiator.

#### EXTERNAL

There is a flagged forecourt garden whilst to the rear, there is a larger than average enclosed yard area with two useful brick built storage outbuildings.

#### TENURE

Tenure is Freehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "B".

#### VIEWINGS

Strictly by appointment with the Agents.



## Directions





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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