

DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



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 Bedoomed Mid-Cottage
- Slightly Elevated Position
- Forecourt Garden
- Internal Inspection Essential

- Carrbrook Village Setting Adjacent To Countryside Walks With Delightful Views To Front And Rear
- Neutral Decoration Throughout
- Local Amenities All Within Easy Reach

- Well-Proportioned Living Accommodation
- Large Bathroom With Modern Four-Piece Suite
- No Onward Chain

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.

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

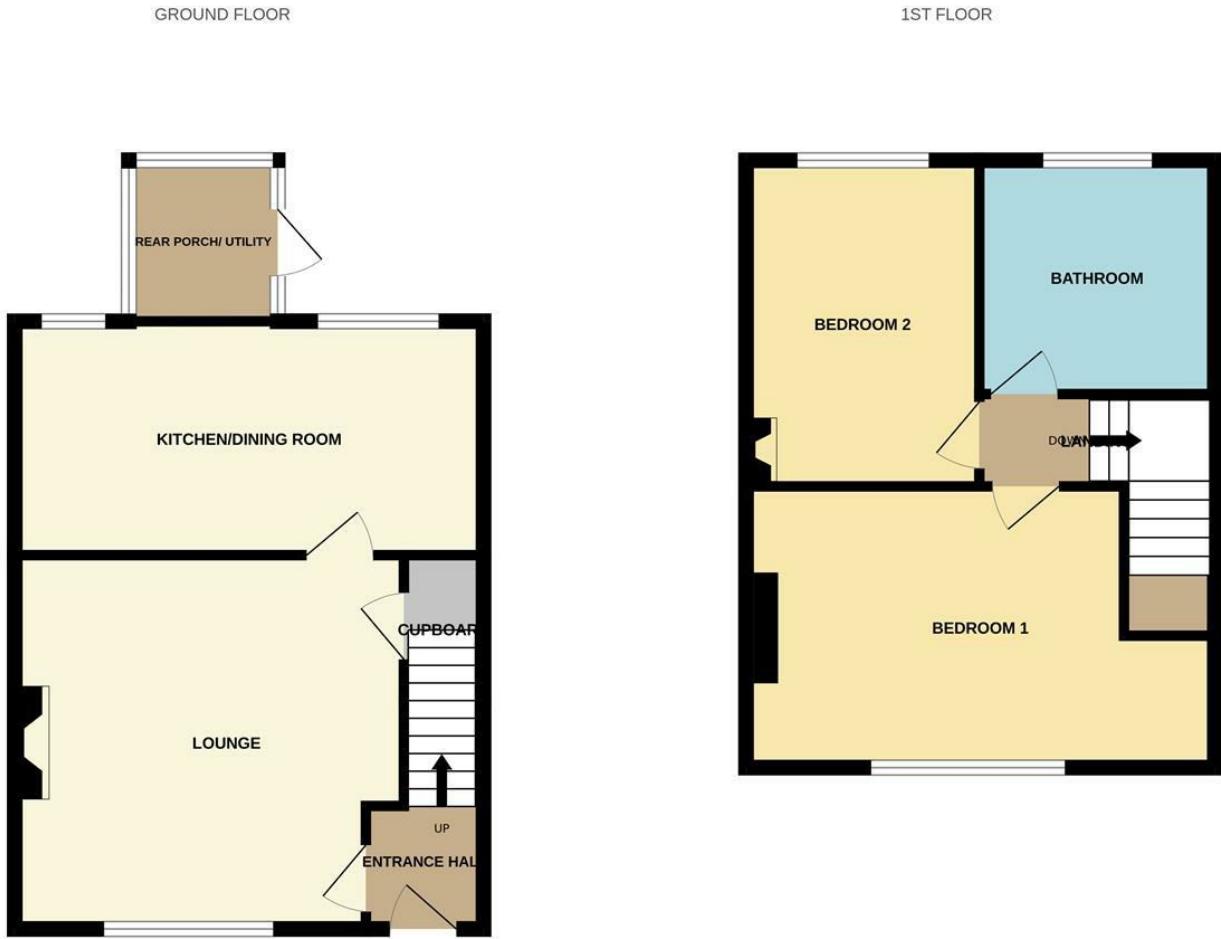
Strictly by appointment with the Agents.



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and various appliances etc. are given in good faith. 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.

Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	76
	60

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO ₂) Rating	
	Current
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	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
	EU Directive 2002/91/EC
	England & Wales
	EU Directive 2002/91/EC
	England & Wales