

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

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Bank Road, Carrbrook, Stalybridge, SK15 3LB

Occupying a large corner garden plot this superbly presented, three bedroom Semi Detached Property comes onto the market in first class decorative order throughout having been comprehensively up-graded and maintained to a particularly high standard by the present owners. Only an internal inspection will fully reveal the quality of accommodation on offer which also has the added bonus of a larger driveway which provides off road parking for several vehicles.

The property is well placed for local amenities available in Carrbrook whilst Stalybridge Town Centre is readily accessible and provides a wider range of shopping and recreational amenities. The property enjoys excellent commuter links and good access to several popular local junior and high schools. Also within easy reach are several countryside and moorland walks ideally suited to those who enjoy the outdoor space.

**Offers In The Region Of £250,000**



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



# Bank Road, Carrbrook, Stalybridge, SK15 3LB

- Superbly Presented 3 Bedroom Semi Detached
- Further First Floor Bathroom
- Good Access to all Local Amenities
- Ideally Suited to a Growing Family
- Excellent Condition Throughout
- Good Sized Corner Plot
- Popular Schools Within Easy Reach
- Useful Ground Floor Wet Room/WC
- Popular Residential Location
- Modern Kitchen and Bathroom Fittings

## Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Lounge with uPVC double glazed French doors onto the rear garden, Dining Room with uPVC double bay window, modern fitted Kitchen, Wet Room/WC

To the first floor there are 3 well proportioned Bedrooms, Family Bathroom with contemporary white suite having jacuzzi style bath

Externally the property sits in a good sized garden plot, the front being laid mainly to lawn with border plants and shrubs. There is a large driveway providing off road parking for several vehicles, whilst the fully enclosed rear garden has lawned and concrete imprint patio areas.

## The Accommodation in Detail:

### Entrance Hallway

uPVC double glazed front door and window, laminate flooring, central heating radiator

### Lounge

12'8 x 10'11 (3.86m x 3.33m)

Feature fireplace, uPVC double glazed French doors onto the rear garden, laminate flooring

### Dining Room

10'5 x 9'8 increasing to 11'4 into bay (3.18m 13'8 x 8'9 (4.17m x 2.67m) x 2.95m increasing to 3.45m into bay) uPVC double glazed bay window, laminate flooring, central heating radiator

### Kitchen

11'11 x 7'0 (3.63m x 2.13m) Single drainer sink unit, range of modern wall and floor mounted units, breakfast bar, understairs storage cupboard, part tiled, plumbed for automatic washing machine, laminate flooring, uPVC double glazed window

### Wet Room/WC

9'4 x 8'4 (2.84m x 2.54m) Shower area, low level WC, wash hand basin, part tiled, loft access, central heating radiator, uPVC double glazed rear door and window

### First Floor:

### Landing

Loft access, built-in storage cupboard, uPVC double glazed window

### Bedroom (1)

13'0 x 10'5 (3.96m x 3.18m) Laminate flooring, uPVC double glazed window, central heating radiator

### Bedroom (2)

Laminate flooring, uPVC double glazed window, central heating radiator

### Bedroom (3)

9'8 x 7'2 (2.95m x 2.18m) Bulk-head storage cupboard, uPVC double glazed window, central heating radiator

### Bathroom/WC

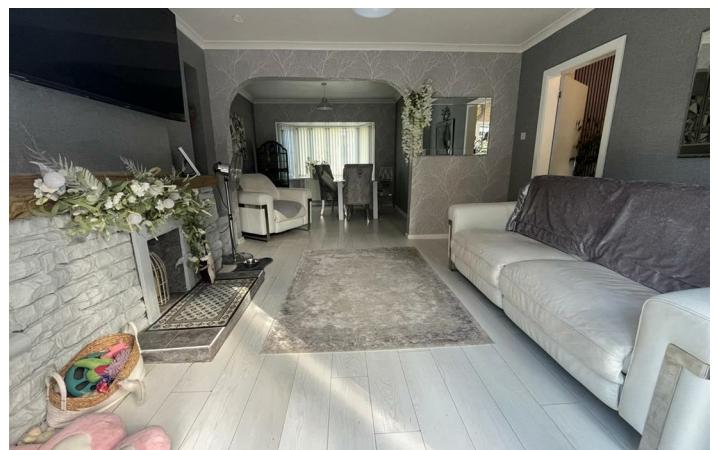
Contemporary white suite having jacuzzi style bath, wash hand basin with vanity storage unit below, low level WC, fully tiled, tiled floor, recessed spotlights, heated towel rail/radiator, uPVC double glazed window

### Externally:

The front garden is laid mainly to lawn with a variety of mature border plants and shrubs. There is a gated driveway which provides off road parking for several vehicles. The fully enclosed rear garden has concrete imprint patio areas plus further lawned section.



## Directions



# Floor Plan



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	
Council	Household
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	
63	
79	

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Council	Household
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	
EU Directive 2002/91/EC	
England & Wales	