

# DAWSONS

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## Buckton Vale Road, Carrbrook, Stalybridge, SK15 3PJ

This well presented semi-detached dormer bungalow offers well proportioned and flexible accommodation having two reception rooms, separate kitchen, three well proportioned bedrooms and both a ground floor and first floor shower room.

The property has been extremely well maintained and the flexibility of the accommodation means that the property will be suitable for a wide range of prospective purchasers. The property sits in a pleasing size garden plot with a long driveway providing off-road parking for several vehicles which lead to a detached single garage.

**Offers Over £270,000**



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



# Buckton Vale Road, Carrbrook, Stalybridge, SK15 3PJ

- Larger Than Average Well Presented Dormer Style Semi-Detached Property
- Shower Rooms To Both Ground And First Floors
- Good Size Garden Plot
- Well Placed For Local Junior And High Schools
- Three Well Proportioned Bedrooms Over The Two Floors
- Ample Off-Road Parking Plus Detached Garage.
- Well Regarded Residential Location With Local Amenities All Within Easy Reach
- Two Separate Reception Rooms Plus A Good Size Modern Kitchen
- Fitted Wardrobes To Ground Floor Bedroom
- Close Proximity To Stalybridge Country Park

## **The Accommodation Briefly Comprises:**

Entrance hallway, lounge with feature fireplace, dining room with French doors onto the rear garden, separate good size kitchen with a range of modern wall and floor mounted units and integrated appliances, ground floor bedroom with fitted wardrobes. shower room/WC.

To the first floor there are two further well proportioned bedrooms (the front bedroom having built-in wardrobes) and a further shower room with modern white suite.

Externally, there is a lawned front garden with border plants and shrubs. The driveway to the side of the property provides off-road parking for numerous vehicles and leads to a detached garage. There is a fully enclosed rear garden.

The property is situated within close proximity of local amenities whilst a wider range of facilities can be found in Stalybridge town centre which is readily accessible. Also within close proximity are well regarded local junior and high schools, access to several countryside walks and public transport links.

The property is considered to be suitable for a wide range of prospective purchasers and we would recommend any interested parties to view the property at their earliest convenience.

## **The Accommodation In Detail Comprises:**

### **GROUND FLOOR**

#### **Entrance Hallway**

Composite style double-glazed external security door with uPVC double-glazed side light, built-in storage cupboard, central heating radiator.

#### **Lounge**

17'1 increasing to 19'7 x 10'6 (5.21m increasing to 5.97m x 3.20m)

Feature fireplace with contemporary electric fire, uPVC double-glazed window, central heating radiator.

#### **Dining Room**

7'2 increasing to 9'4 x 7'8 (2.18m increasing to 2.84m) x 2.34m)

uPVC double-glazed French doors onto the rear garden, central heating radiator.

#### **Kitchen**

13'4 x 7'8 (4.06m x 2.34m)

Single drainer stainless-steel sink unit, a range of modern wall and floor mounted units, built-in oven, four-ring gas hob, integrated fridge and freezer, plumbing for automatic washing machine, stainless-steel chimney hood, laminate flooring, uPVC double-glazed window, part-tiled walls.

#### **Bedroom 1**

12'3 x 10'7 (3.73m x 3.23m)

A full range of fitted wardrobes, uPVC double-glazed window, central heating radiator.

#### **Shower Room/WC**

Having shower cubicle, low-level WC, pedestal wash hand basin, fully tiled, uPVC double-glazed window, heated chrome towel rail/radiator.

### **FIRST FLOOR**

#### **Landing**

Loft access, built-in storage cupboard, central heating radiator.

#### **Bedroom 2**

11'5 x 10'6 (3.48m x 3.20m)

Built-in wardrobes, uPVC double-glazed window, central heating radiator.

#### **Bedroom 3**

13'6 reducing to 10'3 x 8'11 reducing to 5'11 (4.11m reducing to 3.12m x 2.72m reducing to 1.80m)

uPVC double-glazed window, central heating radiator.

#### **Shower Room/WC**

Modern white suite having shower cubicle, wash hand basin with vanity storage unit below, low-level WC, fully tiled, uPVC double-glazed window, heated chrome towel rail/radiator.

### **EXTERNAL**

There is a lawned front garden with border plants and shrubs. The driveway to the property runs along the gable elevation and provides off-road parking for numerous vehicles and this leads to a detached concrete sectional garage.

The enclosed rear garden has flagged and gravel sections.

### **TENURE**

Tenure is Leasehold - Solicitors to confirm.

### **COUNCIL TAX**

Council Tax Band "C".

### **VIEWINGS**

Strictly by appointment with the Agents.



### **Directions**

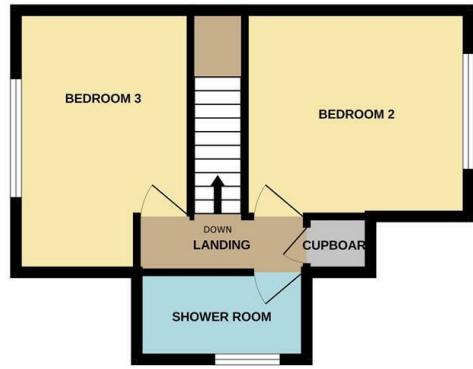


# Floor Plan

GROUND FLOOR



1ST FLOOR



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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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	
82	
62	

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