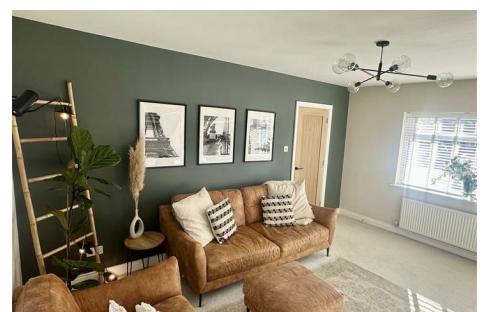


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Bank Road, Carrbrook, Stalybridge, SK15 3JX

Having undergone a comprehensive, stylish "make over" this well proportioned Semi Detached Property comes onto the market in "show house" condition and is ideally suited to those looking for a "turn key" property. The size and quality of accommodation on offer can only be fully appreciated with an internal inspection and we are of the opinion that the property is ideally suited to a wide range of prospective purchasers.

The property is well placed for the local amenities available in Carrbrook with Stalybridge, Mossley and Greenfield Town Centres also being within easy reach and providing a wider range of shopping and recreational amenities. There are good commuter links as well as several well regarded local junior and high schools also being within the vicinity. Stalybridge Country Park and several countryside walks can also be easily reached making the property suitable for a variety of prospective purchasers.

Offers Over £215,000



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



Bank Road, Carrbrook, Stalybridge, SK15 3JX

- Well Proportioned, Two Bedroom Semi Detached Property
- Spacious Living Accommodation
- Popular and Convenient Residential Location
- Presented to the Highest of Standards
- 2 Double Bedrooms plus Large Family Bathroom
- Internal Inspection Simply Essential
- Contemporary Kitchen and Bathroom Fittings
- Good Sized Garden Plot with Ample Off Road Parking
- "Show House" Condition

Contd.....

The Accommodation briefly comprises:

Entrance Hallway, dual aspect Living Room with inset fireplace and feature alcove storage, stylishly re-fitted Dining Kitchen with integrated appliances and French doors on to the rear garden

To the first floor there are two double Bedrooms and a large Family Bathroom with contemporary white suite

Externally the property occupies a good sized garden plot with ample off road parking and lawned garden area to the front. Whilst the fully enclosed rear garden has two tiered flagged patio with further lawned gardens beyond.

The Accommodation in Detail:

Entrance Hallway

Double glazed contemporary style security door, tiled floor

units, two uPVC double glazed windows, central heating radiator

Dining Kitchen

15'8 x 8'9 (4.78m x 2.67m)

Single drainer sink unit with range of re-fitted modern wall and floor mounted units with built-in stainless steel oven, four ring gas hob with filter unit over, integrated dishwasher, integrated freezer, integrated fridge, part tiled, tiled floor, uPVC double glazed French doors and window, central heating radiator, understairs storage cupboard which is plumbed for an automatic washing machine

First Floor:

Landing

uPVC double glazed window, contemporary central heating radiator

Bedroom (1)

15'10 x 8'11 (4.83m x 2.72m)

(with further recessed alcove section). Two uPVC double glazed windows, central heating radiator

Living Room

15'8 x 11'6 (4.78m x 3.51m)

Inset fireplace with feature alcove storage

Bedroom (2)

11'7 x 8'8 (3.53m x 2.64m)

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

Bathroom/WC

8'5 x 6'8 (2.57m x 2.03m)

Contemporary white suite having tiled panel bath with shower over, contemporary wash hand basin with vanity storage unit below, low level WC, part tiled, tiled floor, towel rail/radiator, recessed spotlights, uPVC double glazed window.

Externally:

To the front of the property there is a large block paved driveway providing off road parking for several vehicles. The front garden is laid to lawn with mature border plants and shrubs. The fully enclosed, larger than average, rear garden has a two tiered flagged patio areas with lawned gardens beyond and there is a large timber storage

shed which is fitted with a power point.

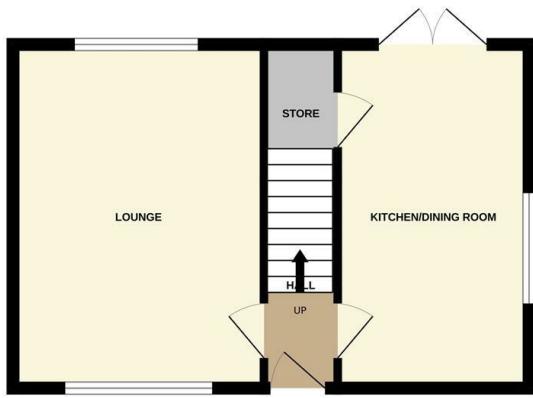


Directions

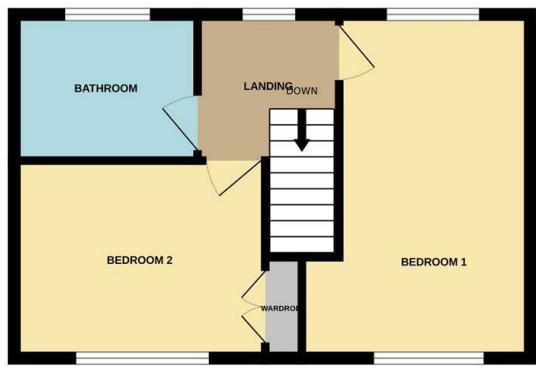


Floor Plan

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. No responsibility is taken for any error, omission or mis-statement. This plan is for general 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 | | Current | Potential |
|---|---|---------|-----------|
| 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 | | | |
| EU Directive 2002/91/EC | | 85 | 71 |
| England & Wales | | | |

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