



24 Buckton Vale Mews, Stalybridge, SK15 3SE

Offers Over £250,000

A Wilson Estates are delighted to present to the market this three bedroom mid mews property. Set within the popular Carrbrook Village area, the location has so much to offer - think scenic weekend walks around the village, hillside views front and rear, and fields at the foot of your garden where you can quite often see Highland cows grazing. Add to this being within walking distance of Buckton Vale Primary School, and it's easy to see why houses in this area don't stay on the market for long.

The properties on Buckton Vale Mews enjoy a quirky "back to front" layout. As you approach the property you are greeted by off road parking and a gate leading into your rear garden. Step through the rear door straight into the kitchen - set out in a "galley" style, there is plenty of worktop and cupboard space, and the owners have recently installed a brand new oven and hob. The lounge is generous in size with a modern electric fireplace as a focal point, open plan with the dining room this is a space that works well for busy family life.

Head upstairs where you will find two double bedrooms, a further single bedroom - ideal as a home office or nursery, and a recently refitted four piece family bathroom.

Externally the front garden features a large patio area with a good sized lawn. The views from the garden are truly special, making it the perfect spot for sitting with a

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Lounge

16'7" x 15'6" (5.05m x 4.72m)

Window to front elevation. Stairs rising to first floor. Feature fireplace with living flame effect electric fire. Radiator. Open plan archway to:

Dining Room

8'8" x 7'5" (2.64m x 2.26m)

Window to rear elevation. Radiator.

Kitchen

8'8" x 7'9" (2.64m x 2.36m)

Fitted with matching range of base and eye level units with coordinating worktops over. One and a half bowl stainless steel sink with mixer tap. Built in electric oven with four ring gas hob and extractor hood over. Plumbed for automatic washing machine. Space for fridge freezer. Wall mounted combi boiler.

Stairs and Landing

Doors to bedrooms and bathroom.

Master Bedroom

13'5" x 8'9" (4.10m x 2.67m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Two

11'10" x 8'9" (3.60m x 2.67m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Three

10'2" x 6'5" (3.10m x 1.96m)

Window to front elevation. Radiator. Ceiling light.

Built in storage cupboard.

Bathroom

Recently re-fitted with four piece suite comprising of bath with mixer taps and handheld shower attachment, walk in corner shower cubicle with rainfall style mains fed shower and separate handheld attachment, hidden cistern WC and vanity unit with inset sink. Heated towel rail. Fully tiled walls. Panelled ceiling with inset downlights.

Outside and Gardens

Off road parking to rear of home. Small rear garden mainly laid with patio. Generous sized front garden with patio and lawned areas enjoying views directly over fields to front of house.

Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: B





Total area: approx. 73.6 sq. metres (792.7 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales			England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC
		85	
		69	

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