



8 Third Avenue, Stalybridge, SK15 3JU

£250,000

Welcome to Third Avenue, a beautifully presented three bedroom end terrace home occupying a generous plot in the sought after area of Carrbrook. Offering ready to move into accommodation throughout, this is a home that will appeal to a wide range of buyers, from first time buyers and young families to those looking to downsize. With the added benefit of no onward chain, this is a purchase which could take place in a speedy manner (subject to any necessary surveys and conveyancing).

As you approach the property, you're greeted by a front garden, mainly laid to lawn, creating an attractive first impression. Gated access leads to the driveway, while a pathway guides you to the front door.

Step inside and into a welcoming entrance hall, where stairs rise to the first floor. The lounge is a particularly impressive space, enjoying a dual aspect with windows to the front and French doors opening onto the rear garden. Taking centre stage is a beautiful multi-fuel burning stove with a wooden mantel, creating a cosy focal point that's perfect for relaxing evenings with family and friends.

The kitchen diner is equally generous in size and forms the heart of the home, offering ample workspace alongside plenty of room for family dining, entertaining guests, or

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Then there's the location – Third Avenue enjoys a peaceful position within Carrbrook, a highly regarded area known for its strong sense of community and beautiful surrounding countryside. Scenic walks can be found right on your doorstep, making it an ideal setting for those who enjoy the outdoors. A range of everyday amenities are within easy reach, along with well-regarded schools for children of all ages, including Millbrook Primary School and Mossley Hollins High School. Stalybridge town centre is also conveniently accessible, offering an excellent selection of supermarkets, independent cafés, bistros and leisure facilities, whilst Stalybridge train station provides regular services into Manchester city centre and beyond. Combining a semi-rural setting with excellent connectivity, this location truly offers the best of both worlds.

Entrance Hall

10'6" x 2'10" (3.20m x 0.86m)

Stairs to first floor. Doors to Lounge and Kitchen.

Lounge

15'10" x 11'9" (4.83m x 3.58m)

A dual aspect living room with window to front elevation and French doors to rear opening out onto rear decking. Inset multi fuel burning stove with wooden mantle over. Vertical designer radiator. Double radiator. Ceiling light.

Kitchen/Diner

15'10" x 12'0" (4.83m x 3.66m)

Fitted with matching range of base and eye level units with coordinating worktops over. Built-in electric oven with four ring electric hob and pull out extractor hood over. Plumbed for automatic washing machine. Space for dishwasher. Space for fridge freezer. Stainless steel sink with drainer and mixer tap. Downlights to ceiling. Single radiator. Wall mounted Combi boiler. Window to side elevation. Window to

rear elevation. Stable style door leading out to rear garden.

Stairs and Landing

6'8" x 5'10" (2.03m x 1.78m)

Window to rear elevation. Downlights to ceiling. Doors providing access to all bedrooms and family bathroom. Loft hatch providing access up to loft space.

Bedroom One

8'10" x 11'9" (2.69m x 3.58m)

Window to front elevation. Double radiator. Ceiling light. Double doors to storage cupboard.

Bedroom Two

10'8" x 10'5" (3.25m x 3.17m)

Window to side elevation. Double radiator. Ceiling light.

Bedroom Three

6'9" x 8'9" (2.06m x 2.67m)

Window to rear elevation. Ceiling light. Double radiator.

Bathroom

4'11" x 5'10" (1.50m x 1.78m)

Fitted with white three-piece suite comprising panel bath with mixer tap and shower attachment over, WC, and vanity unit with inset wash handbasin. Part tiled walls. Downlights to ceiling. Chrome heated towel rail. Window to rear elevation.

Outside and Gardens

Gardens to front and side mainly laid to lawn with gated driveway parking.

Private enclosed rear garden laid with decking for low maintenance upkeep.

Additional Information

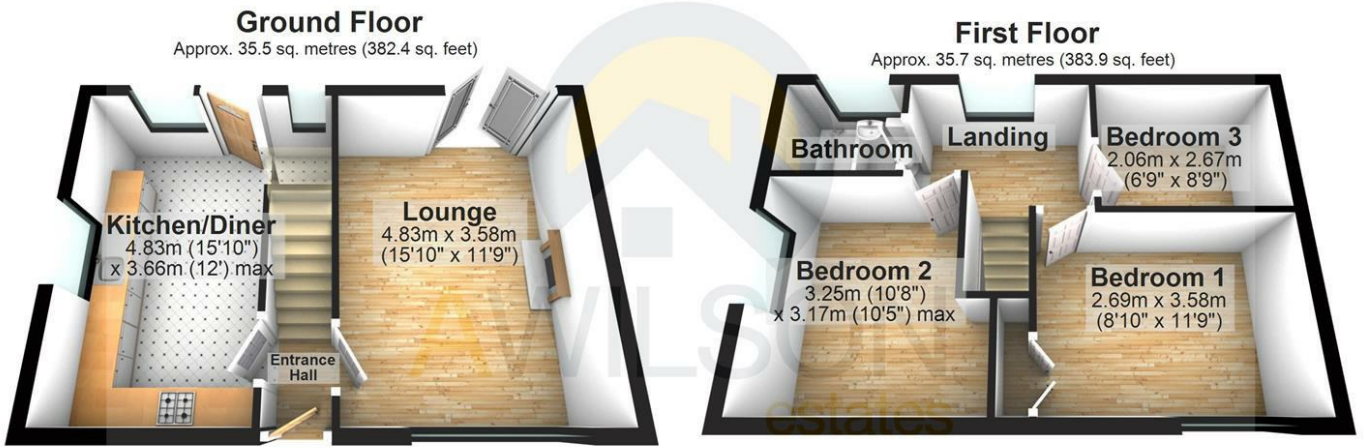
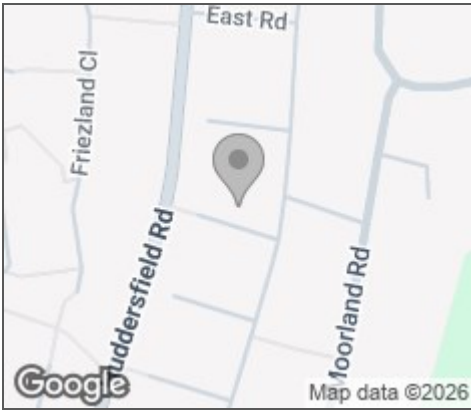
Tenure: Freehold

EPC Rating: C

Council Tax Band: A

Tel: 0161 303 0778





Total area: approx. 71.2 sq. metres (766.3 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		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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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