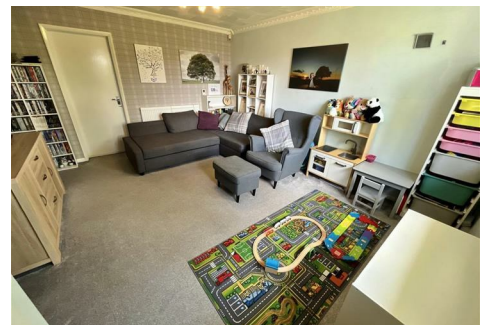




9 Brushes Road, Stalybridge, SK15 3EF

Offers Over £240,000

A Wilson Estates are thrilled to present this lovely three bedroom semi detached home, ideally located in a popular area of Stalybridge. Set on a quiet, tree lined street, this home offers the best of both worlds - just a five minute drive from Stalybridge town centre with its shops, cafés, bars and train station, whilst also being just a ten minute walk from the beautiful Walkerwood Reservoir and the walks of Stalybridge Country Park. It's a great location for both commuters and outdoor lovers alike.

As you approach, you're welcomed by a lawned front garden and a driveway for two cars leading to a covered car port. Step inside and you'll find an entrance vestibule opening into the lounge. At the rear is the kitchen/diner - a good size with plenty of room for a dining table. A door leads out into the generous garden - ideal for summer barbecues, with lots of room for a trampoline or swing set for the kids. At the far end, a raised decked area offers the perfect spot to unwind with a drink on a warm evening.

Upstairs, the primary bedroom is situated to the rear and benefits from views of the nearby hillsides, there is also a further double bedroom and a single, making this home flexible for growing families, professionals or those working from home. The family bathroom is modern and well kept.

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Entrance Vestibule

Door to:

Lounge

14'10" x 15'5" (4.52m x 4.70m)

Window to front elevation. Double radiator. Stairs leading to first floor. Ceiling light. Door to:

Kitchen/Dining Room

8'10" x 15'4" (2.69m x 4.67m)

Fitted with a matching range of base and eye level units with worktop space over. One and a half bowl stainless steel sink with single drainer and mixer tap. Plumbing for automatic washing machine. Space for fridge/freezer. Built in electric oven with four ring gas hob and extractor hood over. Radiator. Window to rear elevation. Door to rear garden.

Bedroom One

11'8" x 9'4" (3.56m x 2.84m)

Window to rear elevation with views over the nearby hillsides. Ceiling light. Radiator.

Bedroom Two

11'2" x 8'7" (3.40m x 2.62m)

Window to front elevation. Ceiling light. Radiator.

Bedroom Three

7'11" x 6'7" (2.41m x 2.01m)

Window to front elevation. Ceiling light. Radiator. Built in storage cupboard.

Bathroom

Window to rear elevation. Fitted with three piece suite comprising of panelled bath with mains fed shower and folding glass shower

screen over, WC, and vanity unit with hand wash basin. Heated towel rail.

Landing

Window to side elevation. Loft hatch providing access to loft space. Doors to all bedrooms and bathroom.

Outside and Gardens

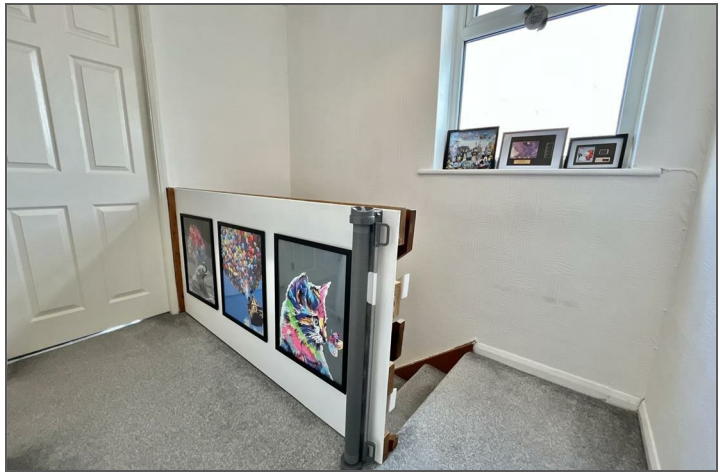
Lawned garden to front with driveway parking for two vehicles leading to covered car port currently used for storage. To the rear there is a large garden mainly laid to lawn with decked area to the rear.

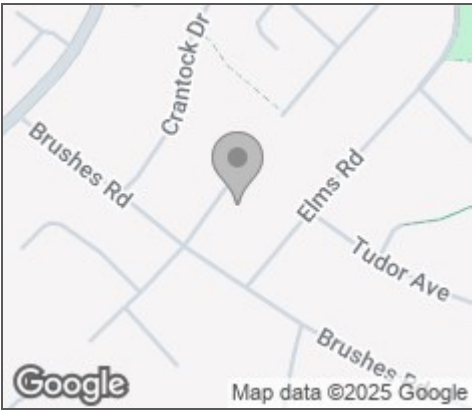
Additional Information

Tenure: Freehold

EPC Rating: C

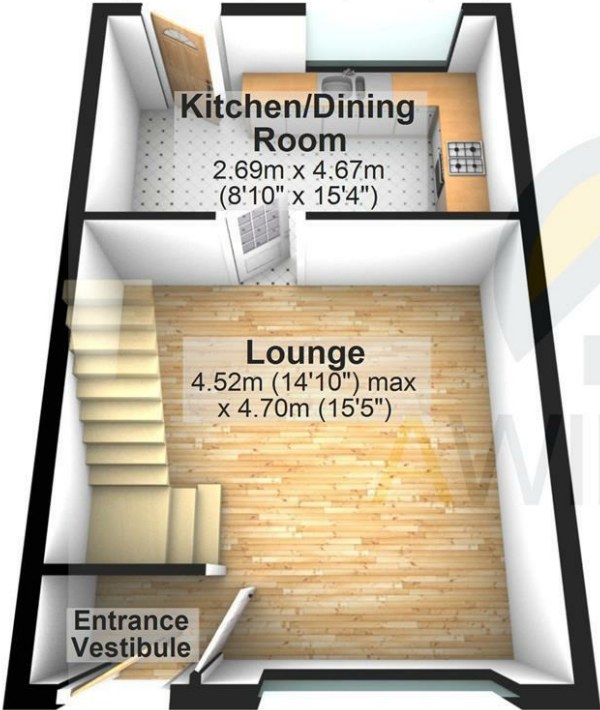
Council Tax Band: B





Ground Floor

Approx. 34.3 sq. metres (368.7 sq. feet)



First Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



Total area: approx. 67.3 sq. metres (724.6 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		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		

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