



2 Long Row, Stalybridge, SK15 3PG

Offers Over £200,000

Set in the heart of Carrbrook Conservation area this two bedroom terrace comes to the market offering surprisingly spacious living accommodation in excellent condition. With the bowling green to the front of you, The Duck Pond to the rear, and country walks up to the reservoirs on your doorstep, this home is perfectly positioned for anybody looking to immerse themselves in Village life.

Approached via a one way street, step through the front door into a welcoming lounge, with high ceilings and a feature fireplace with timber mantle and inset living flame effect electric stove - think cosy cottage vibes. The kitchen is located to the rear with plenty of space for a dining table for mealtimes, and leads directly out to the private enclosed rear yard.

Head upstairs where you will find two well proportioned double bedrooms and a family bathroom.

Then theres the location - this area of Carrbrook is highly sought after because it offers a sense of Village life and community, a sense of rural living - imagine weekend walks through Stalybridge Country park and up to Cowbury reservoir, with longer walks up to Walkerwood, dog walks by the Duck Pond and then returning home to your

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Lounge

14'5" x 13'5" (4.39m x 4.09m)

Window to front elevation. Fireplace with timber mantle and inset living flame effect electric stove. Radiator. Ceiling light.

Kitchen/Diner

14'11" x 13'5" (4.54m x 4.09m)

Window to rear elevation. Fitted with matching range of base and eye level units with coordinating worktops over. Space for fridge freezer. Built in electric oven with four ring gas hob and extractor hood over. Plumbed for automatic washing machine. Plumbed for dishwasher. Under stairs pantry cupboard. Door to rear yard.

Stairs and Landing

Doors to bedrooms and bathroom. Loft access.

Bedroom One

14'5" x 13'5" (4.39m x 4.09m)

Window to front elevation enjoying woodland and hillside views. Ceiling light. Radiator.

Bedroom Two

14'11" x 8'11" (4.55m x 2.72m)

Another generous double bedroom. Window to rear elevation. Radiator. Ceiling light.

Bathroom

8'11" x 4'2" (2.72m x 1.26m)

Window to rear elevation. Fitted with three piece suite comprising of bath with glass shower screen and shower over, WC and hand wash basin. Heated towel rail.

Outside and Gardens

Private enclosed walled yard to rear.

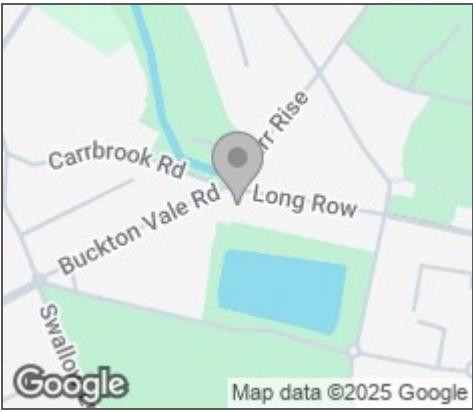
Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A

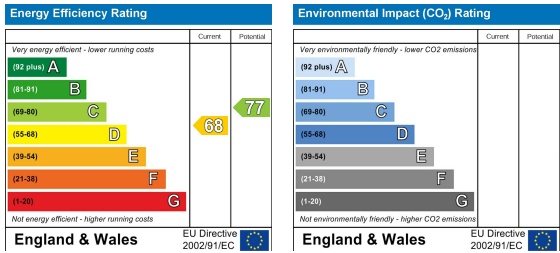




Total area: approx. 74.2 sq. metres (798.5 sq. feet)

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.



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