

DAWSONS

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Moorgate Road, Carrbrook, Stalybridge, SK15 3NJ

Occupying one of the largest garden plots in the area, this three/four-bedroom dormer style semi-detached property offers larger than average accommodation with the flexibility of use that will be attractive to many potential purchasers.

Interested parties are recommended to contact us to make arrangements to view the property so they can fully appreciate the size of accommodation and also the rear garden plot.

The property is in need of some general updating allowing prospective purchasers to impart their own taste and specification upon the property.

Price £250,000



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



Moorgate Road, Carrbrook, Stalybridge, SK15 3NJ

- Three/Four Bedroom Semi-Detached Property
- Well Regarded Residential Location
- Flexible Accommodation
- Ideal For Growing Family
- Well Placed For Local Junior and High Schools
- Close To Several Countryside Walks
- Offers Excellent Potential
- Large Driveway With Detached Gargage
- uPVC Double-Glazing and Gas-Fired Central Heating
- Internal Inspection Highly Recommended.

The Accommodation Briefly

Comprises:

Entrance hallway. lounge with feature fireplace, dining kitchen with integrated appliances, shower room/WC, bedroom/second reception room. To the first floor there are three further bedrooms (two good size doubles).

Externally there is a lawned front garden. A driveway to the side of the property provides off-road parking for several vehicles and leads to a good size detached garage. There is a substantial rear garden plot with flagged patio, lawned garden section and a mature woodland area beyond.

The property is well placed for local amenities available in Carrbrook and Stalybridge town centres and the Saddleworth Village all being within easy reach. Stalybridge, Mossley and Greenfield train stations provide good commuter links and the property is well placed for several local junior and high schools.

The Accommodation In Detail

Comprises:

GROUND FLOOR

Entrance Hallway

uPVC double-glazed front door, built-in storage cupboard, central heating radiator.

Lounge

16'4 x 11'6 (4.98m x 3.51m)
Feature fireplace, uPVC double-glazed window, two central heating radiators.

Dining Room

10'11 x 9'4 maximum (3.33m x 2.84m maximum)
uPVC double-glazed window, central heating radiator.

Dining Kitchen

13'4 x 9'5 (4.06m x 2.87m)
Single drainer stainless steel sink unit, a range of wall and floor mounted units, built-in double oven, integrated fridge and freezer, part tiled, plumbing for automatic washing machine, breakfast bar, built-in storage cupboard, uPVC double-glazed rear door and window, central heating radiator.

Shower Room/WC

White suite having shower cubicle, wash hand basin with vanity storage unit below, low-level WC, fully tiled, tiled floor, towel rail/radiator, recess spotlights,. uPVC double-glazed window.

Bedroom 1/Reception Room

11'1 x 9'10 (3.38m x 3.00m)
uPVC double-glazed window, central heating radiator.

FIRST FLOOR

Landing

uPVC double-glazed window.

Bedroom 2

14'9 x 10'0 (4.50m x 3.05m)
uPVC double-glazed window, central heating radiator.

Bedroom 3

11'0 x 10'5 (3.35m x 3.18m)
uPVC double-glazed window, central heating radiator.

Bedroom 4

14'5 x 5'9 (4.39m x 1.75m)
uPVC double-glazed window, central heating radiator.

EXTERNALLY

The front garden is laid to lawn with border plants and hedges. There is a driveway to the gable elevation which provides off-road parking for numerous vehicles and leads to a detached concrete sectional garage.

The substantial rear garden plot has a flagged patio with good size lawned gardens, allotment beds with a further mature woodland area.

TENURE

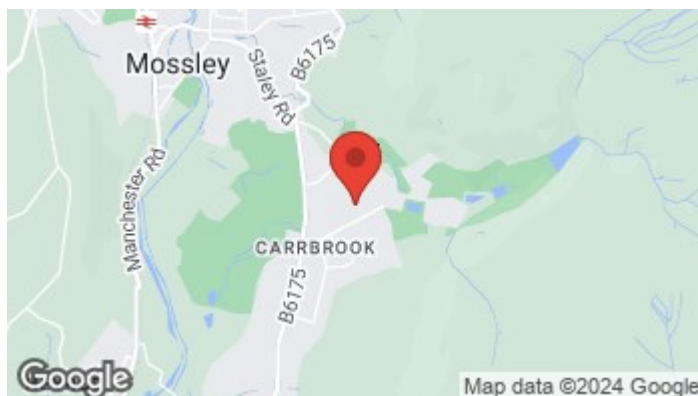
Solicitors to confirm.

COUNCIL TAX

Council Tax Band "C".

VIEWINGS

Strictly by appointment with the Agents.



Directions



