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Moorgate Road, Carrbrook, Stalybridge, SK15 3NJ

This substantial, extended, three bedroom detached property has been comprehensively up-graded and comes onto the market in excellent order throughout and is situated in a most popular and convenient residential location. Boasting three well proportioned bedrooms (master with en-suite) the property is ideally suited to a growing family and simply must be viewed internally.

The property is well placed for local amenities and enjoys good commuter links as well as having several countryside walks within the immediate vicinity. Popular junior and high schools are also within easy reach.

Price £360,000

Moorgate Road, Carrbrook, Stalybridge, SK15 3NJ

- Substantial 3 Bedroom Executive Detached
- 3 Well Proportioned Bedrooms (Master with En-suite)
- Well Regarded Residential Location
- Well Presented Throughout
- Delightful Sun Room Extension to the Rear
- Stylish Kitchen with Integrated Appliances
- Good Access to Junior and High Schools
- Good Sized Integral Garage
- Contemporary Fittings to Bathroom and En-suite
- Countryside Walks Within Easy Reach

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The property briefly comprises:

Entrance Vestibule, Cloaks/WC, Living Room with feature fireplace, open to the Dining Room with French doors onto the Sun Room, stylish Kitchen with integrated appliances with access to the larger than average Integral Garage.

To the first floor there are 3 double Bedrooms (Master with contemporary En-suite Shower room), built-in wardrobes, Family Bathroom/WC

Externally there is a driveway providing off road parking for numerous vehicles. To the rear there are two patio areas with the remainder of the garden being laid to lawn.

The Accommodation in Detail:

Entrance Vestibule

Double glazed composite style security door, tiled floor

Cloaks/WC

Low level WC, wash hand basin, tiled floor, heated chrome towel rail/radiator, uPVC double glazed window

Living Room

14'4 x 13'9 maximum (4.37m x 4.19m maximum)
Feature fireplace with pebble effect contemporary gas fire, two central heating radiators, uPVC double glazed window, open to Dining Area

Dining Area

11'6 x 8'8 (3.51m x 2.64m)
uPVC double glazed window, central heating

radiator, uPVC double glazed French doors to the sun room

Sun Room

11'8 x 10'9 (3.56m x 3.28m)
uPVC double glazed window, French doors onto the rear garden, two double glazed Velux windows, laminate flooring

Kitchen

11'11 x 6'10 plus understairs alcove (3.63m x 2.08m plus understairs alcove)
Single drainer stainless steel sink unit, a range of modern wall and floor mounted units, four ring gas hob with extractor over, stainless steel built-in oven, integrated dishwasher, tiled floor, part tiled walls uPVC double glazed window, contemporary central heating radiator, access to the integral garage

First Floor:

Landing

Built-in storage cupboard, loft access

Bedroom (1)

17'4 x 9'0 (5.28m x 2.74m)
built-in wardrobes, bulkhead storage cupboard, uPVC double glazed window, central heating radiator

En-suite

8'9 x 5'6 (2.67m x 1.68m)
Shower cubicle, wash hand basin with vanity storage unit below, low level WC, part tiled and part boarded, heated chrome towel rail/radiator, uPVC double glazed window

Bedroom (2)

12'8 x 9'11 (3.86m x 2.74m[3.35m])
uPVC double glazed window, central heating radiator

Bedroom (3)

12'10 reducing to 10'6 x 7'9 reducing to 5'3 (3.91m reducing to 3.20m x 2.36m reducing to 1.60m)
uPVC double glazed window, central heating radiator

Bathroom/WC

6'8 x 5'6 (2.03m x 1.68m)
White suite having tile panel bath with mixer shower tap attachment, wash hand basin with vanity storage unit below, low level WC, fully tiled, tiled floor, heated chrome towel rail/radiator, recessed spotlights, uPVC double glazed window

Externally:

The substantial driveway provides ample parking for several vehicles and there is a well stocked flowerbed area.

There is an integral garage which is 19'7 x 8'4 with power and lighting, uPVC double glazed window and personnel door.

To the rear garden is laid mainly to lawn with two patio areas.



Directions

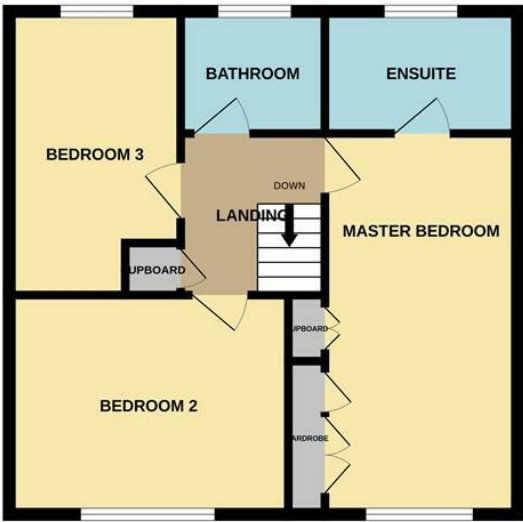


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			(91-91) B		
(69-80) C			(89-90) C		
(55-68) D			(75-88) D		
(39-54) E			(59-54) E		
(21-38) F			(31-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	