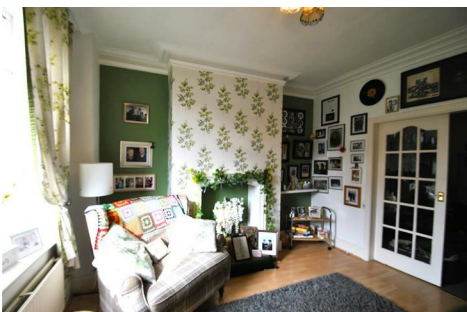


# W.C. DAWSON & SON LIMITED

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292  
Website: [www.wcdawson.com](http://www.wcdawson.com) E.mail: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Huddersfield Road, Carrbrook, Stalybridge, SK15 3PY

W.C. Dawson and Son Limited are pleased to welcome to the market this charming, character stone mid terraced property, that briefly comprises Entrance Hall, Sitting Room, Reception Room/Dining Room, Fitted Kitchen, Landing, 2 double Bedrooms, Family Bathroom, Loft Room, Rear Garden and off road parking.

The property is situated in an ideal location close to all the desired local amenities for prospective buyers such as transport links, local shops and state schools.

Viewing is highly recommended.

**Price £235,000**



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



# Huddersfield Road, Carrbrook, Stalybridge, SK15 3PY

- Off Road Parking
- Period Stone Property
- Lawn Garden to the Rear
- Close to State Schools
- 3 Good Sized Bedrooms
- Close to Transport Links

## The Accommodation Comprises:

### Entrance Hallway

2'11" x 11'1" (0.9 x 3.4 )

Hallway offers carpet and fitted radiator.

### Sitting Room

11'5" x 11'5" (3.5 x 3.5)

Laminate type flooring, timber beading, fitted radiator and uPVC double glazing.

### 2nd Reception Room

12'5" x 14'9" (3.8 x 4.5)

Carpet, uPVC double glazing, fitted radiator and multi fuel burner.

### Fitted Kitchen

6'2" x 12'1" (1.9 x 3.7)

Tiled flooring, laminate worktops, fitted units, sink, tap and uPVC double glazing.

### First Floor

### Landing

Landing with carpet that leads to the following rooms.

### Bedroom (1)

12'5" x 8'6" (3.8 x 2.6)

Double bedroom with carpet, fitted radiator and uPVC double glazing along with fitted wardrobes.

### Bedroom (2)

9'6" x 14'9" (2.9 x 4.5)

Double bedroom with carpet, fitted radiator, uPVC double glazing.

### Family Bathroom

7'10" x 5'10" (2.4 x 1.8)

Family bathroom with carpet, uPVC double glazing, fitted radiator, shower over bath, low level white water closet and wash hand basin.

### Second Floor:

### Loft Room/Bedroom 3

15'1" x 16'8" (4.6 x 5.1 )

Third bedroom with carpet, fitted radiator, uPVC double glazed Velux window, access to eaves.

### Externally:

### Rear Garden

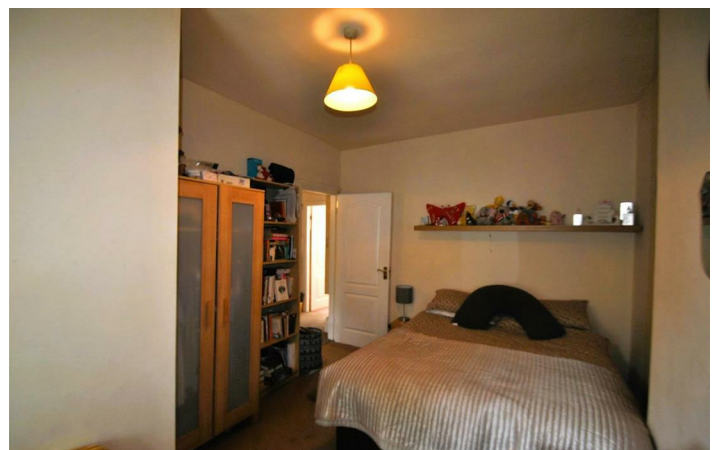
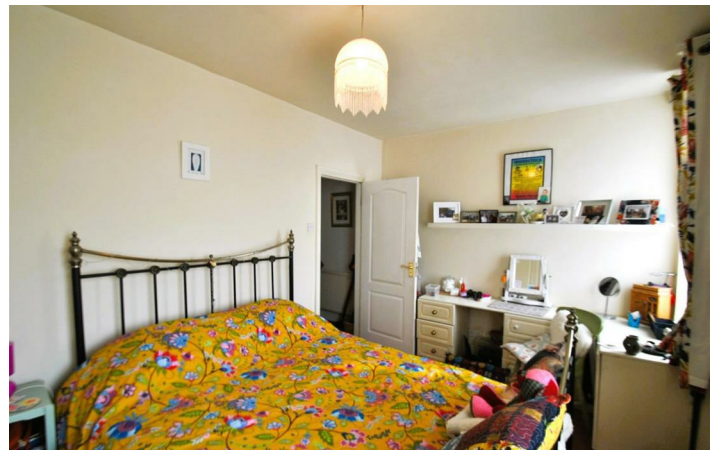
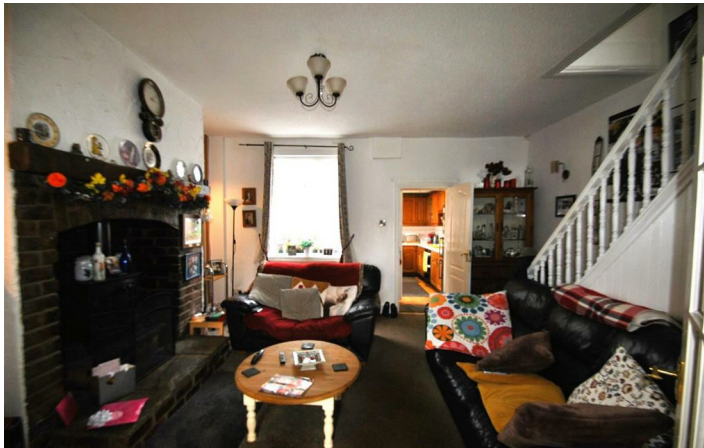
Tiered with first section leading from the kitchen, small seating area.

Tiered lawned garden.

There is off road parking for 1 vehicle.

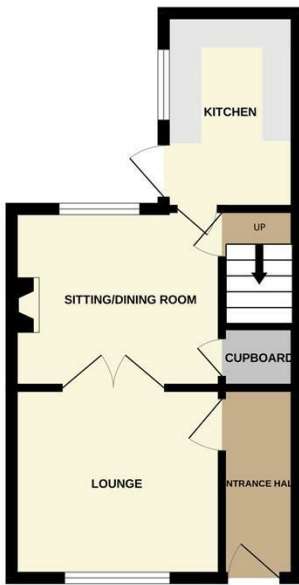


### Directions



# Floor Plan

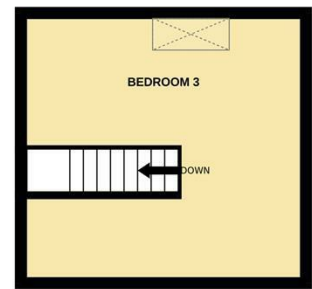
GROUND FLOOR



1ST FLOOR



2ND 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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