



Beaconsfield Terrace  
Stalybridge, SK15 3PE

Price £285,000



There's no agent like home



This charming stone built and garden-fronted, mid-terrace property in Carrbrook Village offers a delightful blend of picturesque surroundings and convenient amenities. Situated overlooking a Bowling Green to the front and open countryside to the rear, it provides a serene setting for homeowners seeking tranquility.

Comprising two reception rooms and a kitchen on the ground floor, this home boasts ample space for both relaxation and entertainment. Additionally, the lower ground floor features an office or family room, offering versatility to suit various needs. Upstairs, three bedrooms await, providing comfortable accommodation for family members or guests. The four-piece bathroom, complete with a luxurious rolltop bath, adds a touch of elegance to daily routines. Outside, the property impresses with a paved forecourt garden to the front, enhancing its curb appeal, while the enclosed rear garden offers privacy and a perfect retreat for outdoor enjoyment. With paved patio seating, artificial lawn areas, and mature shrubs and trees, the garden creates a peaceful oasis for leisurely moments or al fresco dining. Moreover, its proximity to local amenities, schools and transport links ensures convenience and easy access to essential services and recreational opportunities. Stalybridge Country Park, located nearby, provides an idyllic escape for outdoor enthusiasts and nature lovers alike.

Overall, this property presents an enticing opportunity for those seeking a harmonious blend of comfort, convenience, and natural beauty. **\*\*Viewing Highly Recommended\*\***





## GROUND FLOOR

### Hall

Door to front, stairs leading to first floor, doors leading to:

**Lounge** 13'3" x 12'4" (4.04m x 3.77m)

Double glazed window to front, feature fireplace with inset fire, radiator, open plan to:

**Dining Room** 14'0" x 13'7" (4.26m x 4.14m)

Double glazed window to rear, radiator, door leading to:

**Kitchen** 9'6" x 7'0" (2.89m x 2.13m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side, door leading to stairs down to lower ground floor, door leading out to rear garden.

## LOWER GROUND FLOOR

**Office / familyroom** 12'7" x 16'3" (3.83m x 4.95m)

Fire escape window to front, radiator.

## FIRST FLOOR

### Landing

Doors leading to:

**Master Bedroom** 14'0" x 11'6" (4.26m x 3.51m)

Double glazed window to rear, radiator.

**Bedroom 2** 13'0" x 11'0" (3.96m x 3.35m)

Double glazed window to front, radiator.

**Bedroom 3** 10'2" x 5'4" (3.11m x 1.63m)

Double glazed window to front, radiator.

**Bathroom** 9'6" x 7'0" (2.89m x 2.13m)

Four piece suite comprising roll top bath with hand shower attachment, vanity wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to side.

## OUTSIDE

### DISCLAIMER

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apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

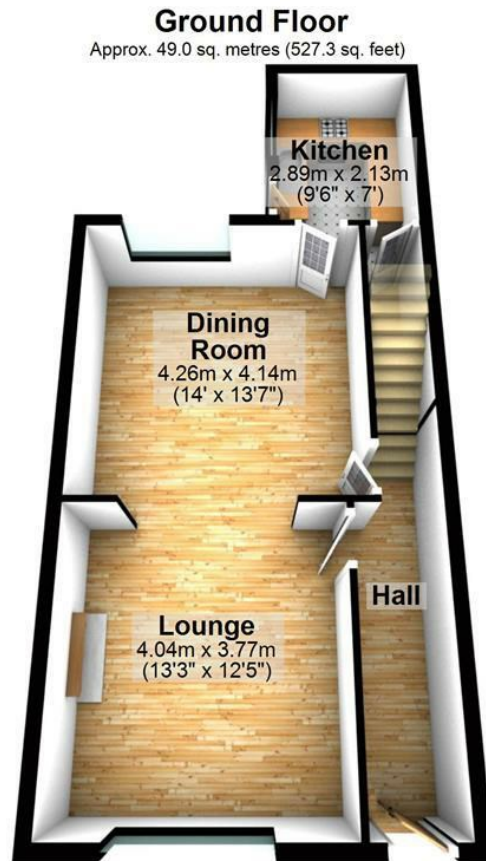
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Total area: approx. 117.0 sq. metres (1259.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 