



Thorn Bank
Stalybridge, SK15 3NZ

Offers over £299,950

Welcome to this delightful three-bedroom stone-built property, nestled in the highly sought-after Carrbrook conservation area. This charming home effortlessly combines original features with modern comforts, offering an ideal retreat close to a serene bowling green and the stunning countryside.

The ground floor boasts a cozy lounge, perfect for relaxing evenings, and a well-appointed kitchen/diner that provides ample space for family meals and entertaining guests. Adjacent to the kitchen, you'll find a convenient utility room, offering additional storage and functionality a convenient WC completes the ground floor. Ascend to the first floor, where you'll discover three comfortable bedrooms, each with its own unique character. The modern four-piece bathroom suite, complete with a separate shower and bathtub, adds a touch of luxury to your daily routine. Enjoy outdoor living with gardens on three sides – a forecourt garden at the front, a lush lawned garden to the side, and a paved garden at the rear, perfect for entertaining or relaxation.

This property offers a perfect blend of historic charm and modern living, providing a peaceful haven close to local amenities and the local countryside. With its unique character, spacious living areas, and beautiful gardens, this home is truly a rare find in the coveted village of Carrbrook. Don't miss the chance to make this beautiful house your new home. ****Viewing Highly Recommended****



GROUND FLOOR

Hallway

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

Lounge 12'0" x 13'10" (3.66m x 4.22m)

Double glazed window to front, feature original fireplace, radiator.

Kitchen/Diner 12'7" x 13'10" (3.83m x 4.22m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, integrated fridge/freezer and dishwasher, inglenook space for cooker, double glazed window to rear, radiator, door leading to:

Utility Room 13'6" x 6'4" (4.12m x 1.94m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, plumbing for washing machine, space for tumble dryer, double glazed window to rear, door to side leading out to rear garden.

WC

Two piece suite comprising, wash hand basin and low-level WC, heated towel rail, double glazed window to side.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 12'6" x 12'11" (3.81m x 3.93m)

Double glazed window to rear, feature original fireplace, radiator.

Bedroom 2 11'9" x 10'4" (3.59m x 3.16m)

Double glazed window to front, feature original fireplace, radiator.

Bedroom 3 8'10" x 9'0" (2.68m x 2.74m)

Double glazed window to front, radiator.

Bathroom 6'10" x 9'0" (2.08m x 2.74m)

Four piece suite comprising bath with hand shower attachment over, vanity wash hand basin, tiled shower enclosure and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Forecourt garden to the front, lawned garden to the side. Enclosed paved yard area to the rear.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, 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.

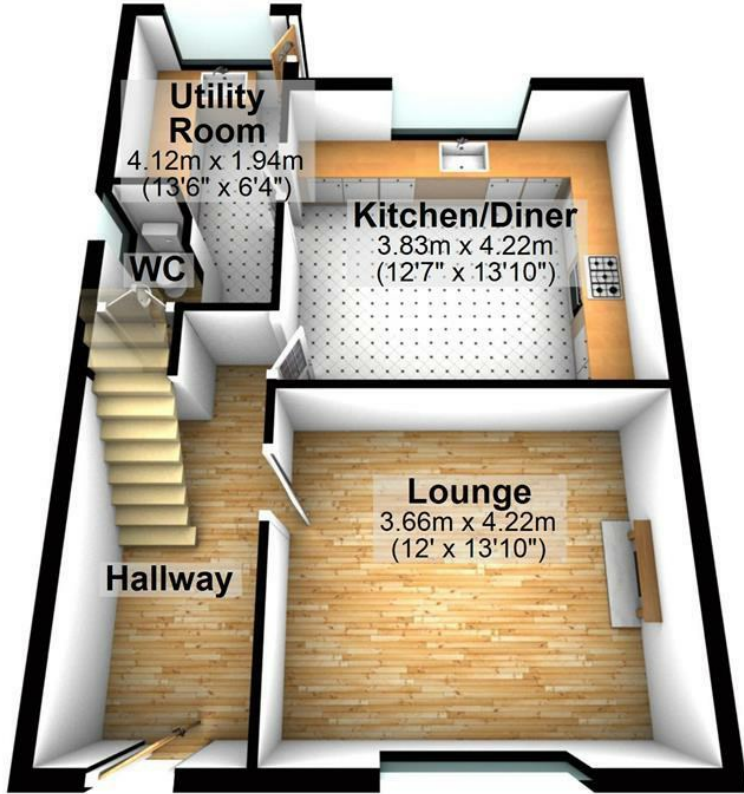
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 