



Bank Road  
Stalybridge, SK15 3JX

Offers over £235,000



This three bedroom semi-detached property is perfect for those seeking spacious and versatile family living, with a thoughtfully extended side addition to maximise comfort and functionality. Nestled in the desirable Carrbrook area of Stalybridge, the home is ideally positioned near an array of local amenities, reputable schools, and convenient transport links. For nature enthusiasts, the stunning Stalybridge Country Park is nearby, offering a great space for walks, picnics, and outdoor adventures.

As you enter, you are greeted by a welcoming entrance hall. The ground floor features a bright and airy lounge, seamlessly flowing into an open-plan dining area, ideal for hosting family meals or gatherings with friends. A versatile playroom, complete with French doors that open out to the rear garden, provides a perfect space for children or a secondary living area. The well-appointed kitchen comes equipped with ample storage and workspace, catering to all your culinary needs.

Upstairs, the property offers three generously sized bedrooms, each designed to ensure comfort and relaxation. A contemporary shower room serves the first floor.

Externally, the home benefits from a lawned garden and a driveway to the front, providing off-road parking. The rear garden features a paved patio area perfect for outdoor dining and a raised lawn area that offers a private retreat for family enjoyment. This property truly combines comfortable living with a convenient location, making it an ideal choice for families looking to make their next move. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Entrance Hall

Door to front, double glazed window to side, laminate flooring, stairs leading to first floor, radiator.

### Lounge 11'10" x 13'9" (3.61m x 4.20m)

Double glazed window to rear, laminate flooring, feature fireplace, radiator, open plan to:

### Dining Room 9'8" x 10'6" (2.95m x 3.20m)

Double glazed bay window to front, laminate flooring, radiator.

### Play Room 11'10" x 7'0" (3.61m x 2.13m)

Laminate flooring, French doors leading out to rear garden.

### Kitchen 10'0" x 8'11" (3.04m x 2.71m)

Double glazed windows to front and side, fitted with a range of base units with worksurface over, inset sink with drainer, built in oven and hob, plumbing for washing machine, space for fridge/freezer, laminate flooring, door leading out to rear.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Master Bedroom 12'10" x 10'6" (3.90m x 3.20m)

Double glazed window to front, laminate flooring, radiator.

### Bedroom 2 8'8" x 13'9" (2.65m x 4.20m)

Double glazed window to rear, laminate flooring, radiator.

### Bedroom 3 9'8" x 7'2" (2.95m x 2.19m)

Double glazed window to front, laminate flooring, radiator.

### Shower Room 7'9" x 7'0" (2.35m x 2.13m)

Double glazed window to rear, fitted with a three piece suite comprising enclosed shower cubicle, vanity wash hand basin and low level WC, tiled walls.

## OUTSIDE

Garden to front with dwarf brick wall, gate leading to entrance. Driveway to front. Enclosed garden to rear with paved patio and lawned area.

## 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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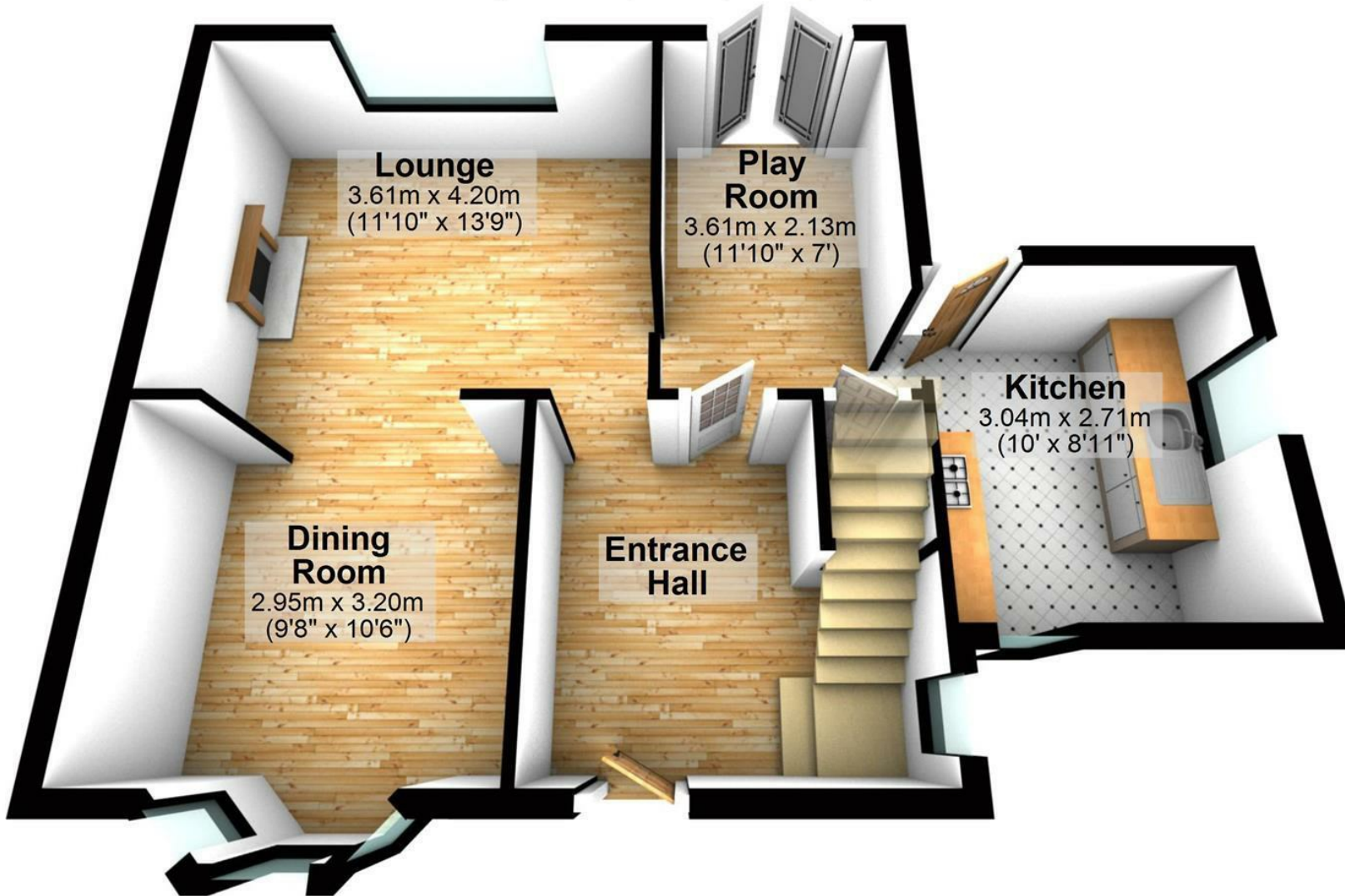






# Ground Floor

Approx. 51.6 sq. metres (555.0 sq. feet)



Total area: approx. 94.4 sq. metres (1015.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		76
(69-80) <b>C</b>	64	
(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