



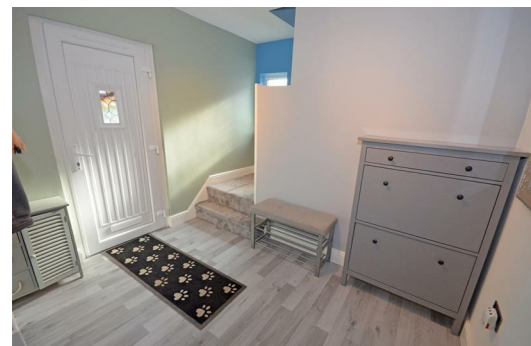
## Moorland Road, Carrbrook, Stalybridge, SK15 3JY

**Price £260,000**

Ideally located in this popular residential area, is this excellent sized corner plot situated three bedroom extended semi detached property offering fantastic family sized accommodation providing ready to move into accommodation of which only a full personal inspection will fully reveal.

Perfect for the growing family this extended and well planned property has been well cared for and much improved by the present owners with accommodation that now briefly comprises: To the ground floor, excellent sized entrance hallway, a lovely bright and airy lounge with window to the rear garden, dining room with bay window to the front, and excellent sized and refitted contemporary fitted kitchen and utility room. Whilst to the first floor there are three excellent sized double bedrooms and newly fitted contemporary four piece bathroom suite/WC. To the outside the property lies on a fantastic sized corner plot with gardens to three sides with driveway for two vehicles and potential for more parking if required. The property is further complemented by Upvc double glazing and gas central heating and is ideally located close to all local amenities, transport links and locals schools.

Fantastically Sized and Ideally Located - View Early to Avoid Disappointment!



## GROUND FLOOR

### Entrance Hall

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

Great sized hallway with Upvc double glazed front door, laminate wooden floor, stairs to the first floor, window to side, radiator.

### Dining Room

9'8" x 10'4" (2.95m x 3.15m)

To the front with double glazed bay window, TV aerial point, archway to lounge, radiator.

### Lounge

11'9" x 13'9" (3.57m x 4.19m)

Double glazed window to rear, fitted feature fire surround with open fire inset, fitted wall shelving, radiator.

### Kitchen Area/Utility Room

11'9" x 7'1" (3.57m x 2.16m)

Newly fitted with a contemporary matching range of fitted base and wall units, space and plumbing for automatic washing machine and dryer, window to rear, space for fridge freezer, wooden floor, under stairs storage cupboard, archway to kitchen.

### Kitchen

10'1" x 8'9" (3.08m x 2.67m)

Newly fitted with a contemporary matching range of fitted base and wall units incorporating a 1 1/4 single drainer sink unit with mixer tap and worktops over, fitted five ring electric hob with electric oven below, wooden flooring, integrated dishwasher, partially tiled wall, Upvc double glazed door to the rear garden, windows to front and side, radiator.

## FIRST FLOOR

### Landing

Good sized landing with access to roof void which has been boarded with Velux window and provides potential for further accommodation if required.

### Bedroom 1

12'10" x 10'3" (3.91m x 3.12m)

Lovely matching range of fitted wardrobes, window to front, radiator.

### Bedroom 2

8'7" x 13'8" (2.61m x 4.16m)

Window to rear with long range views, radiator.

### Bedroom 3

9'8" x 7'1" (2.95m x 2.15m)

Window to front, recess over stairs storage cupboards, radiator.

## Bathroom/WC

Newly fitted four price contemporary bathroom suite in white and black with roll top bath with central taps, good sized fitted corner shower cubicle with mixer shower, vanity wash hand basin, low level WC, window to rear, part tiled walls, tiled floor, heated towel rail.

## OUTSIDE

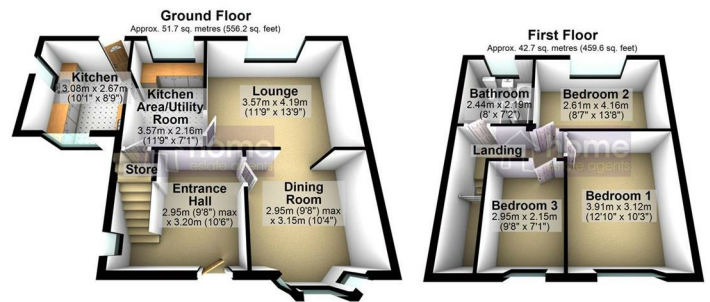
### Gardens & Driveway

The property has great sized garden to three sides with the front having a half lawned garden and half decorative shaled garden with central pathway, block paved driveway for two vehicles with potential to extend the driveway if require, side garden area leading to the good sized lawned rear garden with central pathway and fenced boundaries.

## 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.



Total area: approx. 94.4 sq. metres (1015.8 sq. feet)

