



Bank Road
Stalybridge, SK15 3LB
Offers over £175,000

Nestled in the picturesque and popular area of Carrbrook in Stalybridge, this delightful two-bedroom semi-detached property offers convenience, potential and an excellent location. Perfectly situated, it offers easy access to a range of local amenities, excellent transport links for commuters, and the serene beauty of nearby countryside walks. The property is ideal for those looking to put their own personal stamp on their first home.

The ground floor opens into the hallway, leading to a spacious lounge, perfect for relaxing or entertaining. The kitchen/diner provides a functional and social space. Upstairs, the first floor features two well-proportioned double bedrooms, each offering plenty of natural light and space for wardrobes and storage. The modern family bathroom, also on this level, adds further practicality to the home.

Outside, the property is approached via steps leading to the front, with gardens extending to the front, side, and rear. These outdoor spaces are a gardener's delight, with planted borders and mature shrubs adding color and privacy. There is ample potential to transform the gardens into a perfect outdoor retreat for relaxing or entertaining.

This property presents an excellent opportunity for first-time buyers or anyone seeking a home with room for improvement. Its desirable location, combined with its potential, makes it a rare find in the Carrbrook area.

****Viewing Highly Recommended****



GROUND FLOOR

Hallway

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

Lounge 15'7" x 12'2" (4.75m x 3.70m)

Double glazed box window to front, radiator, door leading to:

Kitchen/Diner 7'0" x 15'6" (2.13m x 4.72m)

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, space for cooker, double glazed window to side, double glazed window to rear, radiator, door to storage cupboard, door leading out to side.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Master Bedroom 10'1" x 15'6" (3.07m x 4.72m)

Double glazed window to front, radiator, door to storage cupboard.

Bedroom 2 10'2" x 9'6" (3.10m x 2.90m)

Double glazed window to rear, radiator.

Bathroom 7'5" x 5'7" (2.26m x 1.71m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, heated towel rail, double glazed window to rear.

OUTSIDE

Gardens to front, side and rear with planted borders and mature shrubs.

DISCLAIMER

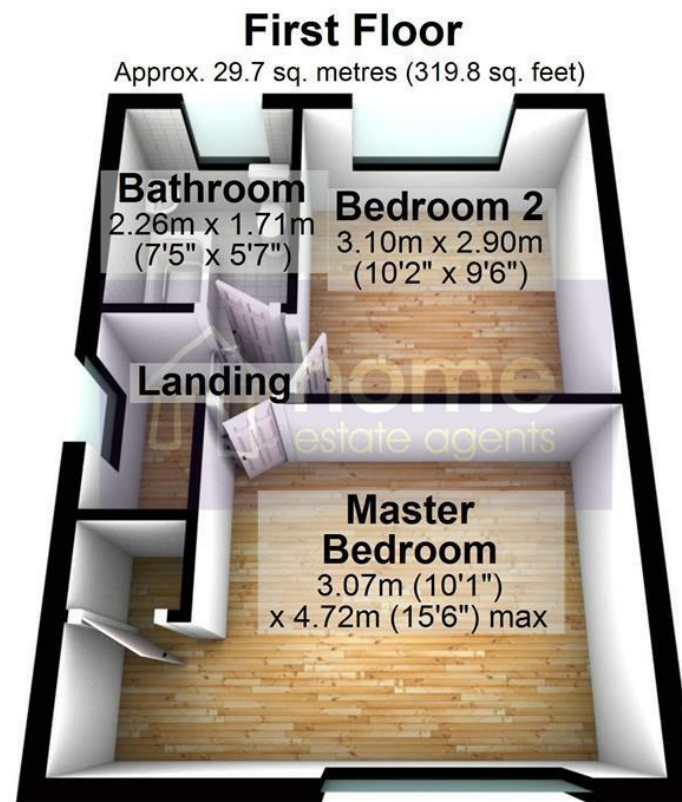
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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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Total area: approx. 60.3 sq. metres (649.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	54	
(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		
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