



## Moorgate Road, Stalybridge, SK15 3NJ

**Offers over £450,000**

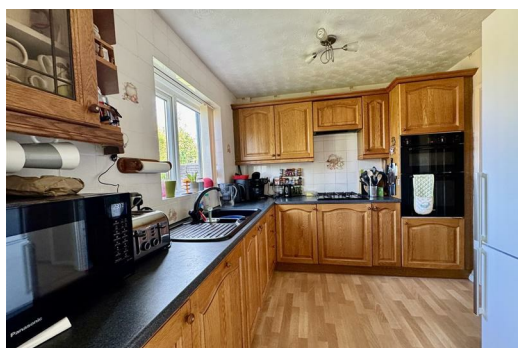
This charming four-bedroom detached family home is set in the highly regarded and ever-popular Carrbrook area of Stalybridge, enjoying truly stunning moorland views to the front. Surrounded by beautiful countryside yet conveniently placed for local shops, schools, and transport links, the property offers an ideal balance of rural tranquillity and everyday practicality. It also sits within the catchment area for the well-respected Mossley Hollins High School, making it a perfect choice for families.

Inside, the home offers generous and well-planned accommodation. The ground floor comprises a welcoming entrance hall, a useful downstairs WC, a spacious through lounge and dining room with French doors opening out onto the rear garden, and a good-sized kitchen/diner with space for family meals. The layout provides a comfortable and traditional flow, ideal for everyday living and entertaining alike.

Upstairs, there are four well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room, while the third bedroom leads into its own private office—a fantastic feature for anyone needing a quiet place to work or study, with lovely views over the surrounding moorland. A family bathroom serves the remaining bedrooms.

Outside, the property continues to impress with a well-kept lawned garden to the front, a double driveway providing off-road parking, and an integral double garage offering excellent additional storage. The rear garden is a particularly attractive feature—enclosed and of a generous size, with a neatly maintained lawn and mature planted borders, providing a peaceful and private outdoor space.

With country walks, Stalybridge Country Park, and Stamford Golf Club all close by, this home offers a rare opportunity to enjoy a traditional family lifestyle in a scenic and sought-after location. A viewing is highly recommended to appreciate the full potential of this delightful home.





## GROUND FLOOR

### Hall

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

### Lounge/Diner

24'6" x 10'5" (7.47m x 3.17m)

Double glazed window to front, two radiators, double glazed French doors leading out to rear garden.

### Kitchen/Diner

9'0" x 16'9" (2.74m x 5.10m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, two double glazed windows to rear, radiator, door leading to garage, door leading out to rear garden.

### WC

Double glazed window to front, two piece suite comprising, wash hand basin and low-level WC.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

12'6" x 10'2" (3.81m x 3.10m)

Double glazed window to front, radiator, fitted wardrobes, door leading to:

### En-suite

Three piece suite comprising wash hand basin, shower enclosure and low-level WC, double glazed window to side, radiator.

### Bedroom 2

8'10" x 10'2" (2.69m x 3.10m)

Double glazed window to rear, radiator.

### Bedroom 3

12'6" x 8'7" (3.81m x 2.61m)

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

### Office

9'0" x 8'7" (2.74m x 2.61m)

Double glazed window to front, radiator.

### Bedroom 4

9'10" x 6'4" (3.00m x 1.94m)

Double glazed window to front, radiator.

### Bathroom

5'6" x 6'4" (1.68m x 1.94m)

Three piece coloured suite comprising panelled bath with

shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

## OUTSIDE

Lawned garden to the front with double driveway leading to the double integral garage. Enclosed good sized and well maintained lawned garden to the rear with mature planted borders.

### Double Garage

20'3" x 16'10" (6.16m x 5.12m)

Two up and over doors to the front, double glazed window to rear, access door to rear.

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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. 132.9 sq. metres (1430.9 sq. feet)

