



Moorgate Drive  
Stalybridge, SK15 3LX

**Offers over £290,000**

This impressive four-bedroom semi-detached home offers great potential and is ideally situated in the highly sought-after Carrbrook area, tucked away in a peaceful cul-de-sac. The location is perfect for families and outdoor enthusiasts alike, with local amenities just a short distance away, easy access to Stamford Golf Club, and a wealth of countryside walks on the doorstep—including the picturesque Stalybridge Country Park. The property also falls within the catchment area for the highly regarded Mossley Hollins High School, making it an excellent choice for families with school-age children.

The property itself is well laid out and offers spacious accommodation. The ground floor comprises an entrance hallway, a generous lounge providing a comfortable space for relaxation, while the separate dining room offers a more formal setting for meals and entertaining, with patio doors opening directly onto the rear garden—perfect for indoor-outdoor living in the warmer months.

The kitchen is fitted with a range of base and wall units offering ample storage and workspace, while the adjacent utility room adds practicality and convenience. A downstairs WC completes the ground floor layout.

Upstairs, the first floor offers four well-proportioned bedrooms, each with plenty of natural light, and a stylish family bathroom. The layout is ideal for growing families, home workers, or those needing guest accommodation.

Externally, the property enjoys a lawned front garden and a private driveway that leads to an integral garage, providing off-road parking and additional storage. The enclosed rear garden is a real highlight, featuring a patio area for outdoor dining and steps leading down to a lawned area framed by mature planted borders, creating a tranquil and attractive outdoor space for both children and adults to enjoy.

This is a wonderful opportunity to acquire a spacious and well-located family home in one of the area's most desirable neighbourhoods.



**GROUND FLOOR**

**Hall**

Door to front, double glazed window to side, radiator, doors leading to:

**Lounge** 14'2" x 13'0" (4.32m x 3.96m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, double doors leading to:

**Dining Room** 9'0" x 8'1" (2.75m x 2.46m)

Radiator, sliding double glazed patio door leading out to rear garden, door leading to:

**Kitchen** 16'0" x 7'11" (4.88m x 2.42m)

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 oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door to storage cupboard, door leading to:

**Utility Room** 11'9" x 6'6" (3.59m x 1.97m)

Plumbing for washing machine, space for tumble dryer, double glazed window to rear, door leading out to rear, door to garage, door leading to:

**Cloakroom**

Two piece suite comprising, wash hand basin and low-level WC, radiator.

**FIRST FLOOR**

**Landing**

Doors leading to:

**Bedroom 1** 12'7" x 9'9" (3.84m x 2.97m)

Double glazed window to front, radiator.

**Bedroom 2** 11'0" x 9'9" (3.35m x 2.97m)

Double glazed window to rear, radiator.

**Bedroom 3** 11'7" x 13'3" (3.52m x 4.03m)

Two double glazed windows to front, two radiators, door to storage cupboard.

**Bedroom 4** 14'8" x 6'1" (4.47m x 1.85m)

Double glazed window to rear, radiator.

**Bathroom** 8'2" x 6'8" (2.48m x 2.02m)

Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

**OUTSIDE**

Lawned garden to the front with driveway leading to the integral garage. Enclosed garden to the rear with patio area and step leading down to lawn with mature planted borders.

**Garage** 18'0" x 7'0" (5.49m x 2.13m)

Up and over door to the front, access door to rear.

**DISCLAIMER**

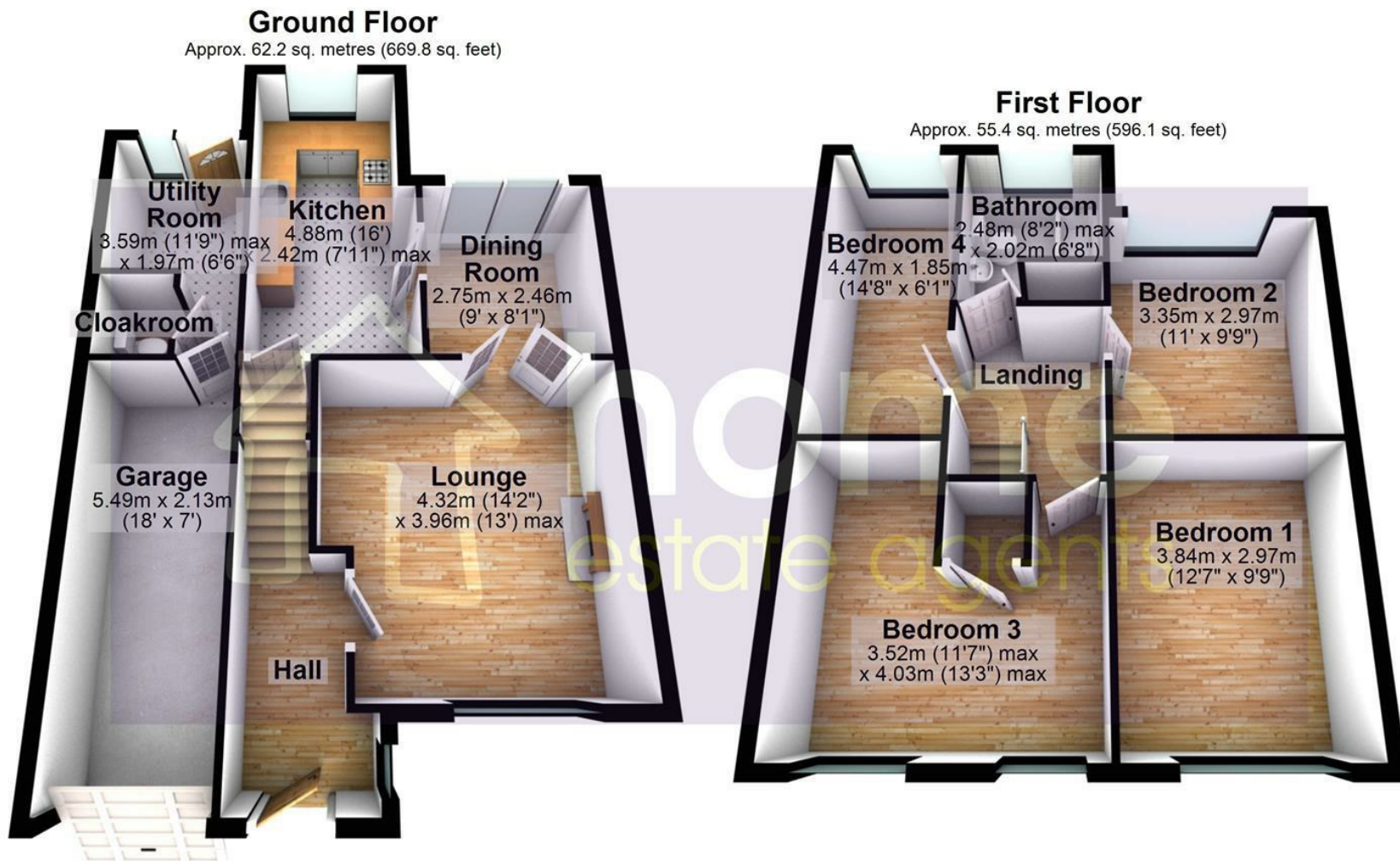
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| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         | 82                      |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       | 63      |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |