



Buckton Vale Mews, Stalybridge, SK15 3SE

Offers over £237,950

This beautifully presented three bedroom mid mews property is located in the ever popular Carrbrook area of Stalybridge and enjoys picturesque views over Staly Brook. Ideally positioned for convenience, the home offers easy access to both Mossley and Stalybridge town centres, which provide a wide selection of shops, cafés, amenities, and direct rail links to Manchester. Local village shops and regular bus routes are also just a short stroll away, making this an excellent choice for commuters and families alike. Perfect for nature lovers, the property is close to a variety of scenic walks within the Carrbrook conservation area and enjoys the added charm of nearby green spaces including a bowling green and duck pond, offering a semi-rural feel while remaining well connected.

Internally, the accommodation is well laid out and thoughtfully designed for modern living. The ground floor features a welcoming lounge with a spacious feel that flows into a separate dining room, ideal for entertaining or family meals. The kitchen offers ample storage and workspace, with access to the rear garden. Upstairs, there are three well-proportioned bedrooms, each offering pleasant outlooks, along with a stylish and contemporary family bathroom.

Externally, the property is set back behind a gravelled garden area providing an attractive and low maintenance frontage. To the rear is a private enclosed garden with a paved patio area, perfect for al fresco dining, relaxing in the sun, or enjoying a quiet morning coffee. The home benefits from a peaceful and friendly neighbourhood setting, making it an ideal purchase for first-time buyers, young families, or those looking to downsize while still enjoying easy access to natural beauty and urban convenience. ****Viewing Highly Recommended****



GROUND FLOOR

Lounge

16'8" x 15'5" (5.08m x 4.71m)

Door to front, double glazed window to front, radiator, stairs leading to first floor, door to kitchen, open plan to:

Dining Room

8'9" x 7'6" (2.67m x 2.28m)

Double glazed window to rear, radiator.

Kitchen

8'9" x 7'8" (2.67m x 2.33m)

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, built-in oven, built-in hob with extractor hood over, door leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13'5" x 9'2" (4.10m x 2.79m)

Double glazed window to front, radiator.

Bedroom 2

12'0" x 9'2" (3.65m x 2.79m)

Double glazed window to rear, radiator.

Bedroom 3

10'2" x 6'0" (3.10m x 1.82m)

Double glazed window to front, radiator.

Bathroom

8'7" x 6'0" (2.61m x 1.82m)

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

OUTSIDE

Gravelled garden area to the front. Enclosed garden to the rear with paved patio area.

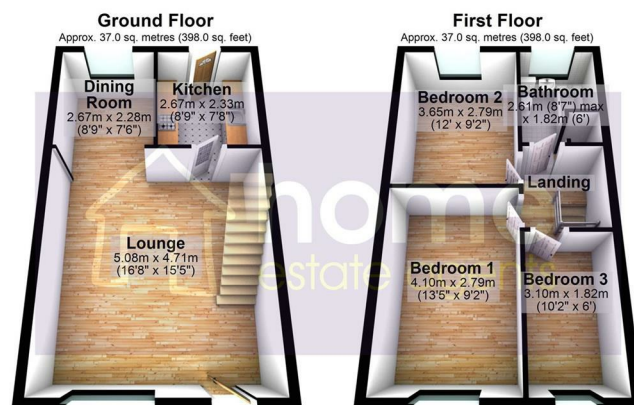
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Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose 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. 73.9 sq. metres (796.0 sq. feet)

