



Moorland Road, Stalybridge, SK15 3JZ

Offers over £235,000

Located in the ever-popular Carrbrook area of Stalybridge, this well presented two bedroom end terraced property offers a fantastic opportunity for a range of buyers. Set within a highly desirable residential area, the home is ideally positioned for access to local schools, everyday amenities, excellent transport links, and is just a short distance from Stalybridge Country Park and the stunning surrounding countryside—perfect for those who enjoy outdoor pursuits.

Offered with no vendor chain, the property provides ready-to-move-into accommodation. The ground floor comprises an entrance hall leading into a spacious and welcoming lounge which is open plan to a light-filled conservatory, creating a lovely flow of living space ideal for both relaxing and entertaining. The kitchen/diner features a good range of modern units along with patio doors that open out to the garden, making the most of the indoor-outdoor connection during warmer months.

To the first floor are two generous double bedrooms, both offering ample space, along with a contemporary three-piece bathroom suite. The layout offers a great balance of functional space and comfort, making it ideal for couples, small families, or those looking to downsize without compromising on quality.

Externally, the property is garden fronted with two neat lawned areas adding to its kerb appeal. The enclosed rear garden is of a good size and thoughtfully landscaped to include a paved patio, a raised lawn, and a decked seating area—offering multiple spots to relax or entertain throughout the day. The outdoor space provides both privacy and practicality, ideal for enjoying the sun or hosting friends and family.

Viewing is highly recommended to fully appreciate all that this lovely property has to offer!



GROUND FLOOR

Hall

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

Lounge

15'10" x 12'1" (4.83m x 3.68m)

Double glazed window to front, radiator, open plan to:

Conservatory

Double glazed window to sides, ceiling skylight, radiator, double glazed French doors leading out to rear garden.

Kitchen/Diner

15'10" x 11'11" (4.83m x 3.62m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink 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 front, radiator, double glazed sliding patio door leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to rear, radiator, door to storage cupboard, doors leading to:

Bedroom 1

10'0" x 12'1" (3.04m x 3.68m)

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

Bedroom 2

15'10" x 10'0" (4.83m x 3.05m)

Double glazed window to side, double glazed window to rear, radiator.

Bathroom

5'7" x 6'10" (1.69m x 2.09m)

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, radiator.

OUTSIDE

Garden fronted with two lawn areas. Enclosed good sized garden to the rear with paved patio area and steps leading up to lawn and decking area.

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/herself 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. 79.4 sq. metres (854.9 sq. feet)

