



Huddersfield Road, Stalybridge, SK15 3RA

Offers over £315,000

Nestled in the charming area of Carrbrook, Stalybridge, this delightful link-detached house on Huddersfield Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

One of the standout features of this property is the generous parking provision, accommodating up to three vehicles. This is a significant advantage in a residential area, providing ease of access and peace of mind.

Situated in a desirable location, this home is close to local amenities and offers excellent transport links, making it a convenient choice for commuters and families alike. The surrounding area boasts beautiful countryside, perfect for leisurely walks and outdoor activities. The property is also facing Stamford Golf course.

In summary, this link-detached house on Huddersfield Road presents an excellent opportunity for those looking to settle in a friendly community with all the essential comforts of home. Don't miss the chance to make this lovely property your own.



GROUND FLOOR

Porch

9'0" x 3'0" (2.74m x 0.91m)

Window to side, door to:

Entrance Hall

13'9" x 5'5" (4.18m x 1.66m)

Stairs, door to:

Living Room

16'0" x 10'0" (4.88m x 3.05m)

Window to front, sliding door, door to:

Dining Room

10'4" x 15'9" (3.14m x 4.81m)

Patio door, door to:

WC

2'0" x 5'0" (0.60m x 1.52m)

Window to front.

Kitchen

13'0" x 7'0" (3.96m x 2.13m)

Window to rear, open plan.

Garage

Window to rear, Up and over door.

Hall

15'0" x 3'0" (4.57m x 0.91m)

Door to:

FIRST FLOOR

Landing

8'9" x 5'5" (2.67m x 1.66m)

Window to side.

Bedroom 1

14'0" x 10'0" (4.26m x 3.05m)

Window to front, door to:

Bedroom 2

10'1" x 8'0" (3.08m x 2.44m)

Window to rear, door to:

Bedroom 3

10'0" x 5'5" (3.05m x 1.66m)

Window to side, door to:

Bathroom

5'0" x 7'5" (1.52m x 2.27m)

Window to rear, door to:

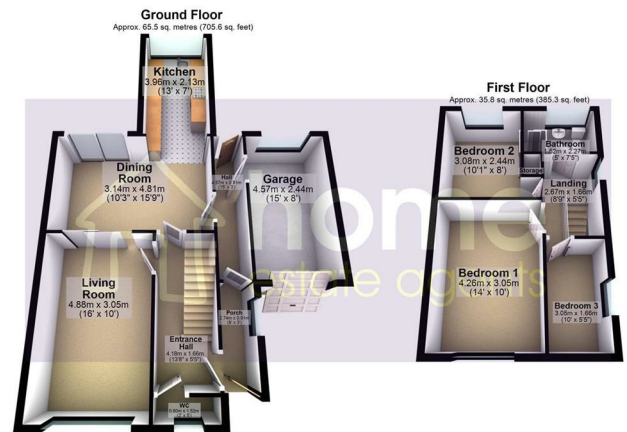
Storage

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. 101.3 sq. metres (1090.8 sq. feet)

