Boundary Cottages
Stalybridge, SK15 3QA

Offers over £210,000

home
estate agents

There's no agent like home

Offering for sale, a charming and characterful two bedroom stone-built end terraced cottage located in the popular Carrbrook area, ideally positioned for access to local schools, amenities in both Carrbrook, Millbrook and Mossley, and within the catchment area for Mossley Hollins school.

Set back from the road, this well presented home is an ideal purchase for first time buyers or growing families and benefits from two double bedrooms together with a useful loft room, providing valuable additional space. The property is perfectly placed for those who value an outdoor lifestyle, with scenic countryside walks, bridle paths and green open spaces close by, as well as Stamford Golf Club within easy reach. The surrounding area offers a pleasant semi-rural feel while still providing convenient access to everyday amenities and transport connections, with Stalybridge and Mossley train stations both easily accessible, providing direct rail links to Manchester and Leeds/York.

The accommodation comprises an entrance vestibule leading into a welcoming lounge and kitchen to the ground floor. To the first floor there are two double bedrooms and a bathroom, with access to the loft room from the second bedroom, creating further versatility.
Externally there is the benefit of a communal garden to the rear. **Viewing Highly Recommended**

GROUND FLOOR

Entrance Vestibule
Door to front, door leading to:

Lounge 13'2" x 13'6" (4.01m x 4.12m)
Double glazed window to front, radiator, door leading to:

Kitchen 7'7" x 13'6" (2.31m x 4.12m)
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, built-in eye level oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading out to rear.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1 8'5" x 13'6" (2.56m x 4.12m)
Double glazed window to front, radiator.

Bedroom 2 7'9" x 13'3" (2.36m x 4.04m)
Double glazed window to rear, radiator, stairs leading to loft room.

Bathroom 4'6" x 9'5" (1.37m x 2.87m)
Three piece suite comprising bath with shower over, wash hand basin and low-level WC, tiled walls, heated towel rail.

SECOND FLOOR

Loft Room (restricted head height)
7'4" x 13'6" (2.24m x 4.12m)
Double glazed window velux to rear, radiator.

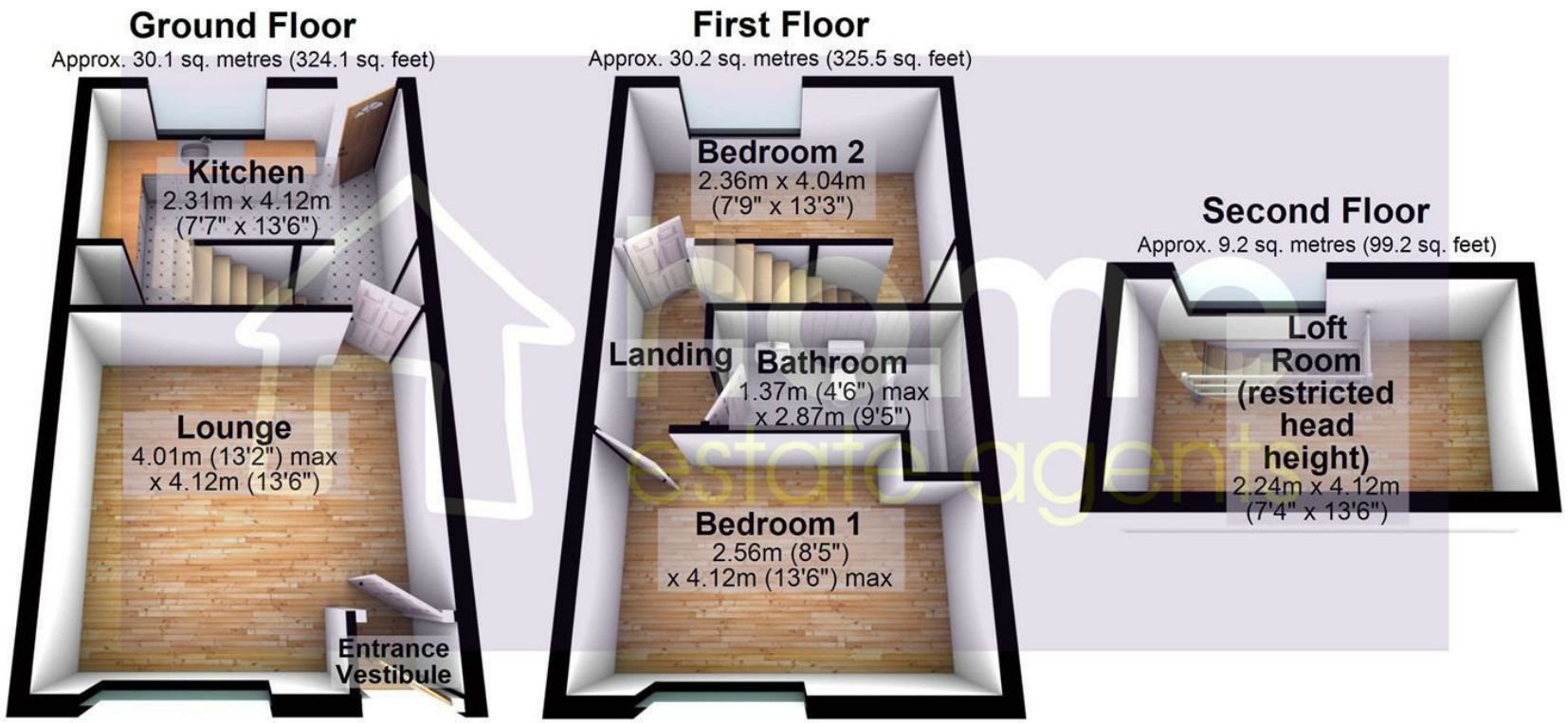
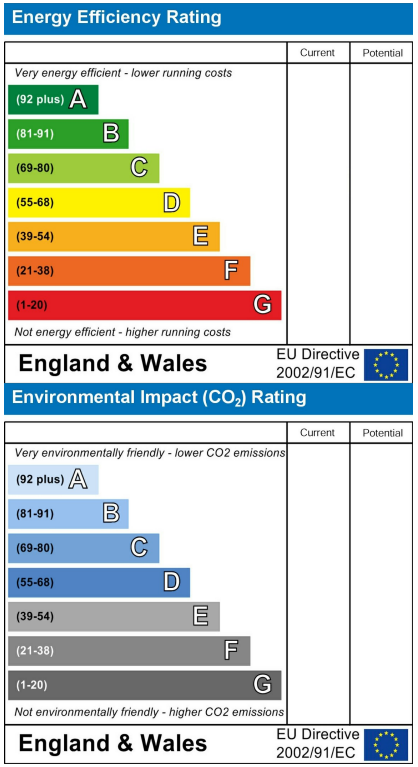
OUTSIDE
Communal garden to the rear.

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.

WWW.HOMEEA.CO.UK

7
7



Total area: approx. 69.6 sq. metres (748.8 sq. feet)