

DAWSONS

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Buckton Vale Road, Carrbrook, Stalybridge, SK15 3LW

Dawsons are pleased to bring to market this immaculately presented, four bedroom semi-detached home. This substantial property offers versatile living accommodation, perfect for the growing family. Situated in a highly regarded residential location, close to local schools, amenities and transport links. Countryside/moorland walks close by. Internal viewing is highly recommended to appreciate what this property has to offer.

Price £360,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Buckton Vale Road, Carrbrook, Stalybridge, SK15 3LW

- Substantial semi detached property
- Views of Hartshead pike
- Within easy reach of Stalybridge Country Park
- Recently renovated to high standard
- Viewing highly recommended
- Local amenities are all readily available
- Show home standard
- Catchment area of well-regarded Junior and High Schools

GROUND FLOOR

Porch

6'2 x 2'7 (1.88m x 0.79m)

uPVC double-glazed front door and window, tiled floor, door to:

Entrance Hallway

5'9 x 16'4 (1.75m x 4.98m)

Stairs leading to the first floor, understairs storage cupboard, LVT flooring, contemporary radiator, recessed downlights, doors to:

Living Room / Dining Area

15'2 x 7'8 (4.62m x 2.34m)

two UPVC double glazed window, feature media wall and fireplace with inset multi fuel stove, LVT flooring, central heating radiator, recessed downlights, open plan to:

Kitchen

9'8 x 26'8 (2.95m x 8.13m)

uPVC double glazed windows, fitted with a range of wall and base units with worksurface over, splashbacks, inset sink and drainer with mixer tap, built in oven, built in hob with extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, contemporary radiator, recessed downlights, door to outside.

Downstairs WC

4'9 x 2'5 (1.45m x 0.74m)

Vanity wash hand basin and low level WC.

FIRST FLOOR

Landing

9'5 x 2'8 (2.87m x 0.81m)

Access to loft, doors leading to:

Bedroom One

14'5 x 11'6 (4.39m x 3.51m)

uPVC double-glazed window, built in wardrobe, recessed downlights, central heating radiator.

Bedroom Two

9'4 x 11'6 (2.84m x 3.51m)

uPVC double-glazed window, recessed downlights, central heating radiator, built in wardrobe.

Bedroom Three

8'6 x 11'5 (2.59m x 3.48m)

uPVC double-glazed window, built-in wardrobe, recessed downlights, central heating radiator.

Bedroom Four

15'2 x 7'8 (4.62m x 2.34m)

uPVC double glazed windows, feature media wall, LVT flooring, recessed downlights, contemporary radiator.

Shower Room

7'6 x 5'3 (2.29m x 1.60m)

uPVC double-glazed window, fitted with a modern white suite comprising; walk in shower, pedestal wash hand basin, tiled walls, airing cupboard, extractor fan, towel radiator.

Separate WC

4'6 x 5'4 (1.37m x 1.63m)

uPVC double-glazed window, pedestal wash hand basin and low level WC, storage cupboard, tiled walls.

EXTERNALLY

Open plan front garden with lawn section and driveway providing off-road vehicular parking

To the rear there is an enclosed garden area laid mainly to lawn with border plants and shrubs.

CHIEF RENT

Freehold property with a £15.00 per annum chief rent.

VIEWINGS

Strictly by appointment with the Agents.



Directions



Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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