



Friezland Close  
Stalybridge, SK15 3LG

**Offers over £240,000**



There's no agent like home



Situated in the highly desirable Carrbrook area of Stalybridge, this well-maintained three-bedroom mid-terraced home offers spacious living and stunning countryside views. Perfectly positioned close to local amenities, well-regarded schools, excellent transport links, Stamford Golf Club, and a variety of scenic walking routes, this property provides both convenience and a tranquil retreat.

The ground floor welcomes you with a spacious entrance hall leading into a bright and inviting lounge/dining room, ideal for relaxing or entertaining. French doors open out to the rear garden, seamlessly blending indoor and outdoor living. The well-appointed kitchen boasts a stylish breakfast bar and ample storage, making it a functional and sociable space.

Upstairs, the first floor comprises three well-proportioned bedrooms, each offering comfort and versatility. The contemporary bathroom features a luxurious twin vanity sink, while a separate WC adds further convenience.

Externally, this home benefits from a gated tarmac double driveway at the front, providing secure off-road parking. The rear garden is a true highlight, featuring a paved patio area covered by a charming pergola—perfect for outdoor dining and relaxation. Steps lead down to a well-maintained lawn, offering a peaceful setting.

With its generous living spaces and excellent location, this property presents an outstanding opportunity for families and professionals seeking a stylish and well-connected home. **\*\*Viewing Highly Recommended\*\***



**GROUND FLOOR**

**Entrance Hall**

Door to front, two double glazed windows to front, two radiators, stairs leading to first floor, open plan to storage space, open plan to kitchen, door leading to:

**Lounge/Dining Room**                      18'7" x 12'8" (5.66m x 3.85m)

Double glazed window to front, radiator, double glazed French doors leading out to rear garden, door leading to:

**Kitchen**    14'2" x 13'11" (4.32m x 4.25m)

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, space for cooker, two double glazed windows to rear, two radiators, door to pantry.

**FIRST FLOOR**

**Landing**

Door to storage cupboard, doors leading to:

**Bedroom 1**    11'8" x 12'11" (3.56m x 3.94m)

Double glazed window to front, radiator.

**Bedroom 2**    7'9" x 10'0" (2.36m x 3.05m)

Double glazed window to rear, radiator.

**Bedroom 3**    12'2" x 11'3" (3.72m x 3.44m)

Double glazed window to front, radiator.

**Bathroom**    6'8" x 6'7" (2.04m x 2.00m)

Two piece suite comprising bath with shower over and twin vanity wash hand basin, double glazed window to rear.

**WC**

Double glazed window to rear, fitted with low-level WC, radiator.

**OUTSIDE**

Gated tarmac double driveway to the front. Enclosed garden to the rear with paved patio area covered with pergola and steps leading down to lawn. The property also benefits from additional secure parking nearby

**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Total area: approx. 90.7 sq. metres (975.9 sq. feet)