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## Friezland Close, Carrbrook, Stalybridge, SK15 3PN

This fully modernised, larger than average property has been fully modernised and provides two double bedrooms (with potential to split main bedroom into two). Ideal for young families the property is within walking distance of several highly regarded junior and high schools and has local amenities within easy reach.

Local amenities are readily available in Carrbrook with Stalybridge and Mossley Town Centres being within easy reach, both of which provide a wide range of shopping and recreational amenities as well as excellent commuter links.

**Offers Over £170,000**

# Friezland Close, Carrbrook, Stalybridge, SK15 3PN

- 2 Double Bedroom Mid Town House
- Close Proximity of Highly Rated Junior and High Schools
- Ideal for Growing Family
- Gardens to Front and Rear
- Potential to Split Main Bedroom to Provide 3 Bedrooms Overall
- Internal Inspection Essential
- Modern Kitchen and Bathroom Fittings
- Close to Countryside Walks

## Contd.....

The Accommodation Briefly Comprises: 17'7 reducing to 14'4 x 9'9 reducing to 6'10 (5.36m reducing to 4.37m x 2.97m reducing to 2.08m)

Entrance Hallway, Lounge with patio doors onto rear garden, fully fitted Dining Kitchen with integrated appliances, useful Store]

To the first floor there are two good sized double Bedrooms (Master with built-in wardrobes), Bathroom/WC with radiator, two uPVC double glazed windows, uPVC double glazed rear door, understairs storage cupboard

Externally there are gardens to both front and rear.

## The Accommodation in Detail:

### Entrance Hallway

Laminate floor, uPVC double glazed window, double glazed composite security door, central heating radiator

### Lounge

14'2 x 10'1 (4.32m x 3.07m)  
uPVC double glazed patio doors, laminate flooring, central heating radiator

### Dining Kitchen

Single drainer stainless steel sink unit, range of modern wall and floor mounted units, built-in oven, four ring gas hob with chimney hood over, plumbed for automatic washing machine, part tiled, central heating radiator, two uPVC double glazed windows, uPVC double glazed rear door, understairs storage cupboard

### First Floor:

#### Landing

Overhead storage compartment

#### Work Station

5'8 x 2'10 (1.73m x 0.86m)  
uPVC double glazed window

#### Bedroom (1)

14'5 x 10'1 (4.39m x 3.07m)  
Built-in wardrobes, uPVC double glazed window, central heating radiator

### Bedroom (2)

11'9 x 9'11 (3.58m x 3.02m)  
Bulk-head storage cupboard, uPVC double glazed window, central heating radiator

### Bathroom/WC

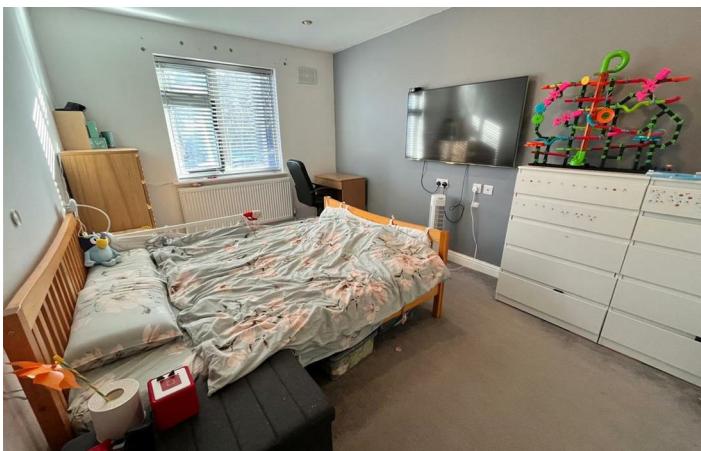
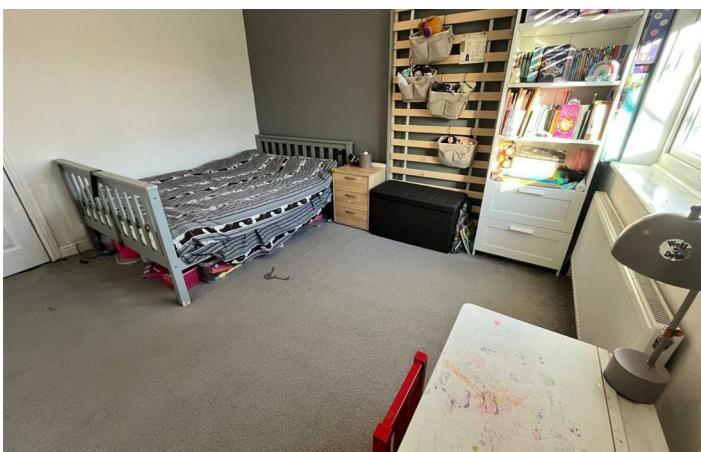
7'1 x 5'6 (2.16m x 1.68m)  
Modern white suite having panel bath with mixer shower tap attachment, low level WC, pedestal wash hand basin, part tiled, recessed spotlights, heated towel rail/radiator, overhead storage cupboard, uPVC double glazed window

### Externally:

There are gardens to both front and rear. To the front of the property there is an outside storage cupboard.

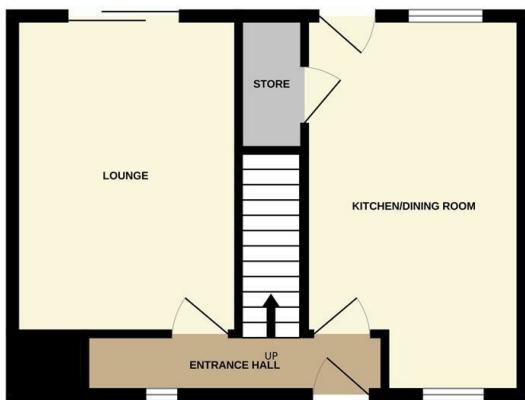


## Directions



# 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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Energy Efficiency Rating	
Council	Household
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	86
	73

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Council	Household
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

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