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Friezland Close, Stalybridge, SK15 3PN

Offers over £180,000

Located in the ever-popular Carrbrook area of Stalybridge, this attractive three-bedroom mid mews property offers spacious, well-maintained accommodation that is perfectly suited to first-time buyers, young families and those looking to downsize. Enjoying a convenient yet peaceful setting, the property is within easy reach of local amenities in Carrbrook, whilst both Stalybridge and Mossley town centres provide an excellent selection of shops, cafés, supermarkets, leisure facilities and transport links. Beautiful surrounding countryside and open green spaces are also close by, making this an ideal location for those who enjoy the outdoors.

The accommodation briefly comprises an entrance hall, a generous lounge with patio doors opening onto the rear garden, creating a bright and welcoming living space, and a spacious kitchen/diner offering plenty of room for everyday family life and entertaining. To the first floor are three well-proportioned bedrooms, a useful office space ideal for home working or studying, and a family bathroom.

Externally, the property benefits from a lawned front garden, while the enclosed rear garden is designed for low maintenance, being predominantly gravelled and providing an excellent space for outdoor seating, entertaining or simply relaxing.

Combining generous living space, a practical layout and a highly desirable location close to both amenities and countryside walks, this fantastic home is expected to appeal to a wide range of purchasers and early viewing is highly recommended.







GROUND FLOOR

Hall
2'9" x 10'4" (0.84m x 3.14m)
Door to front, double glazed window to front, radiator, stairs leading to first floor, doors leading to:

Lounge
14'6" x 10'1" (4.41m x 3.07m)
Radiator, double glazed sliding patio door opening to rear garden.

Kitchen/Diner
17'7" x 9'8" (5.35m x 2.95m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to front, double glazed window to rear, radiator, door leading to pantry, door leading out to rear garden.

FIRST FLOOR

Landing
2'5" x 5'8" (0.74m x 1.72m)
Doors leading to:

Bedroom 1
11'8" x 9'11" (3.56m x 3.01m)
Double glazed window to front, radiator, door to storage cupboard.

Bedroom 2
8'7" x 10'1" (2.61m x 3.07m)
Double glazed window to front, radiator.

Bedroom 3
8'8" x 9'11" (2.65m x 3.02m)
Double glazed window to rear, radiator.

Office
2'9" x 5'7" (0.85m x 1.71m)
Double glazed window to rear.

Bathroom
5'7" x 7'1" (1.69m x 2.17m)
Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE
Lawned garden to the front. Enclosed low maintenance stoned 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.

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Total area: approx. 76.9 sq. metres (827.7 sq. feet)







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