# www.awilsonestates.com











# 24 Buckton Vale Mews, Stalybridge, SK15 3SE

Offers Over £250,000

A Wilson Estates are delighted to present to the market this three bedroom mid mews property. Set within the popular Carrbrook Village area, the location has so much to offer - think scenic weekend walks around the village, hillside views front and rear, and fields at the foot of your garden where you can quite often see Highland cows grazing. Add to this being within walking distance of Buckton Vale Primary School, and it's easy to see why houses in this area don't stay on the market for long.

The properties on Buckton Vale Mews enjoy a quirky "back to front" layout. As you approach the property you are greeted by off road parking and a gate leading into your rear garden. Step through the rear door straight into the kitchen - set out in a "galley" style, there is plenty of worktop and cupboard space, and the owners have recently installed a brand new oven and hob. The lounge is generous in size with a modern electric fireplace as a focal point, open plan with the dining room this is a space that works well for busy family life.

Head upstairs where you will find two double bedrooms, a further single bedroom - ideal as a home office or nursery, and a recently refitted four piece family bathroom.

Externally the front garden features a large patio area with a good sized lawn. The views from the garden are truly special, making it the perfect spot for sitting with a

# 24 Buckton Vale Mews

Carrbrook, Stalybridge, SK15 3SE

# Offers Over £250,000







#### Lounge

16'7" x 15'6" (5.05m x 4.72m)

Window to front elevation. Stairs rising to first comprising of bath with mixer taps and floor. Feature fireplace with living flame effect handheld shower attachment, walk in corner electric fire. Radiator. Open plan archway to:

shower cubicle with rainfall style mains fed

### **Dining Room**

8'8" x 7'5" (2.64m x 2.26m) Window to rear elevation. Radiator.

#### **Kitchen**

8'8" x 7'9" (2.64m x 2.36m)

Fitted with matching range of base and eye level units with coordinating worktops over. One and a half bowl stainless steel sink with mixer tap. Built in electric oven with four ring gas hob and extractor hood over. Plumbed for automatic washing machine. Space for fridge freezer. Wall mounted combi boiler.

### Stairs and Landing

Doors to bedrooms and bathroom.

#### **Master Bedroom**

13'5" x 8'9" (4.10m x 2.67m)

Window to front elevation. Radiator. Ceiling light.

# **Bedroom Two**

11'10" x 8'9" (3.60m x 2.67m)

Window to front elevation. Radiator. Ceiling light.

#### **Bedroom Three**

10'2" x 6'5" (3.10m x 1.96m)

Window to front elevation. Radiator. Ceiling light. Built in storage cupboard.

# **Bathroom**

Recently re-fitted with four piece suite comprising of bath with mixer taps and handheld shower attachment, walk in corner shower cubicle with rainfall style mains fed shower and separate handheld attachment, hidden cistern WC and vanity unit with inset sink. Heated towel rail. Fully tiled walls. Panelled ceiling with inset downlights.

#### **Outside and Gardens**

Off road parking to rear of home. Small rear garden mainly laid with patio. Generous sized front garden with patio and lawned areas enjoying views directly over fields to front of house.

#### **Additional Information**

Tenure: Freehold EPC Rating: C Council Tax Band: B

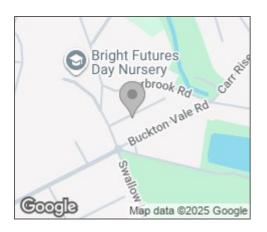
Tel: 0161 303 0778





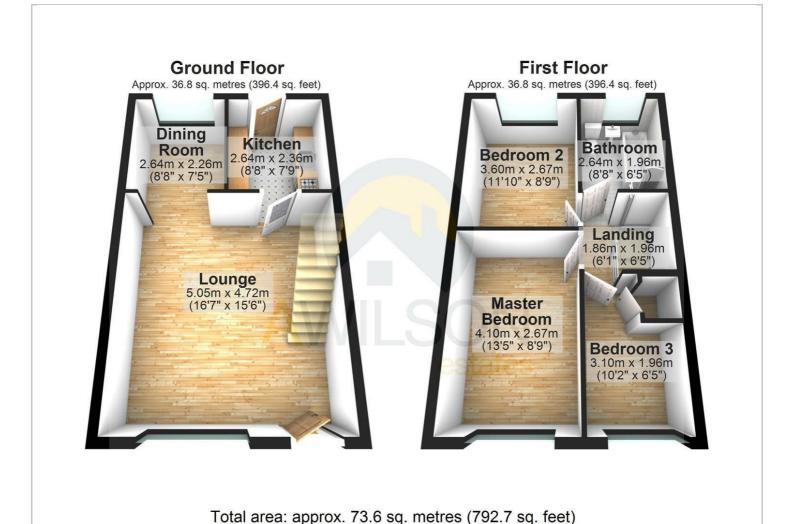






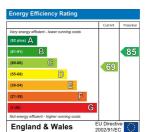






# **Viewing**

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.