Friezland Close
Stalybridge, SK15 3LG

Offers over £235,000

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Located on Friezland Close, Carrbrook, Stalybridge, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three generously sized bedrooms, this property provides ample space for families or those seeking extra room for guests or a home office. The well-appointed reception room is inviting and ideal for both relaxation and entertaining.

One of the standout features of this home is its remarkably large landscaped garden, which presents an excellent opportunity for outdoor enjoyment, gardening, or simply unwinding in a tranquil setting. The gated tarmac driveway accommodates two vehicles, ensuring that parking is never a concern, even with family and friends visiting as there is lots of additional parking available.

For those who appreciate the great outdoors, stunning walks are right on your doorstep, including the picturesque Walkerwood Reservoir, perfect for leisurely strolls or invigorating hikes. Additionally, if you fancy a round of golf or a hearty Sunday roast, Stamford Golf Club is conveniently located nearby, making it easy to indulge in leisure activities.

This spacious terrace property truly feels like a semi-detached home, offering a sense of privacy and comfort. With its prime location and ample amenities, this residence is an excellent choice for anyone looking to settle in a welcoming community. Don't miss the opportunity to make this lovely house your new home.

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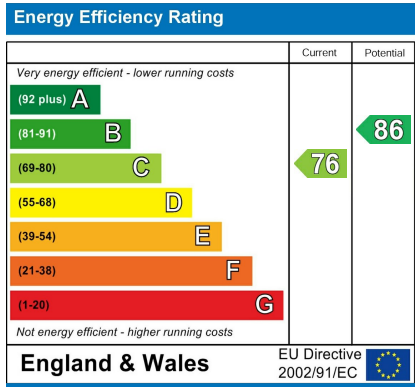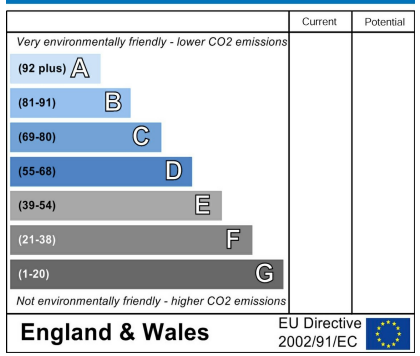
Total area: approx. 90.7 sq. metres (975.9 sq. feet)