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Website: www.wcdawson.com Email: reception@wcdawson.com









Long Row, Carrbrook, Stalybridge, SK15 3PG

Situated in the heart of Carrbrook Village, this delightful stone middle-terraced cottage enjoys pleasant woodland aspects to both front and rear and is within close proximity of several countryside walks yet benefits from good accessibility to all local amenities.

Price £190,000

Long Row, Carrbrook, Stalybridge, SK15 3PG

- Stone-Built Middle-Terrace Cottage
- Two Bedrooms Plus Converted Loft Space
- Majority uPVC Double-Glazing with Double-Glazed Velux Windows To Converted Loft Space
- Situated in Carrbrook Village Conservation Area and White Bathroom Suite
- Well-Proportioned and Well-Maintained Accommodation
- Woodland Aspects To Both Front And Rear
- Enclosed Yard With Communal Grassed Area Beyond
- Situated in Carrbrook Village Conservation Area
- Well Placed for Countryside/Moorland Walks

The Accommodation Briefly Comprises:
Entrance vestibule, lounge with open fireplace and solid fuel burning stove, dining kitchen with integrated appliances. To the first-floor there are two bedrooms plus bathroom/WC. Off a fixed wooden staircase there is a fully converted loft space with two double-glazed Velux windows.

Externally, there is a private enclosed yard beyond which there is a communal grassed area.

Situated in a most popular and well-regarded location, the property has good accessibility to local amenities and is within the catchment area of popular junior and high schools. For those who enjoy the great outdoors there are several countryside/moorland walks within close proximity.

GROUND FLOOR

Entrance Vestibule

Lounge
14'0 x 13'5 including vestibule (4.27m x 4.09m including vestibule)
Open fireplace with solid fuel burning stove, uPVC double-glazed window, central heating radiator.

Dining Kitchen
13'4 x 11'11 (4.06m x 3.63m)
A Belfast style inset sink with a range of wall and floor mounted units, solid wooden work surfaces, built-in oven, four-ring gas hob with filter unit over, plumbing for automatic washing machine, laminate flooring, part tiled, understairs storage cupboard, recess spotlights, uPVC double-glazed window, central heating radiator.

FIRST FLOOR

Landing

Bedroom 1
13'5 x 14'0 reducing to 11'4 (part restricted head (4.09m x 4.27m reducing to 3.45m (part restricted h)
Feature fireplace, uPVC double-glazed window, central heating radiator.

Bedroom 2
15'0 x 7'6 maximum including bulkhead and built-in (4.57m x 2.29m maximum including bulkhead and built)
uPVC double-glazed window, central heating radiator.

Bathroom/WC
8'7 x 4'5 (2.62m x 1.35m)
White suite having panelled bath with shower over, pedestal wash hand basin, low-level WC, part tiled, part wood panelling, uPVC double-glazed window, central heating radiator.

Loft Space
17'6 x 13'4 (part restricted headroom) (5.33m x 4.06m (part restricted headroom))
Accessed via a fixed staircase to the landing, there is a fully converted loft space with two double-glazed Velux windows.

EXTERNAL
Externally, there is a private enclosed rear yard beyond which there is a lawned communal garden area.

TENURE
Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX
Council Tax Band "B".

VIEWINGS
Strictly by appointment with the Agents.

AML Checks
We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .



Directions









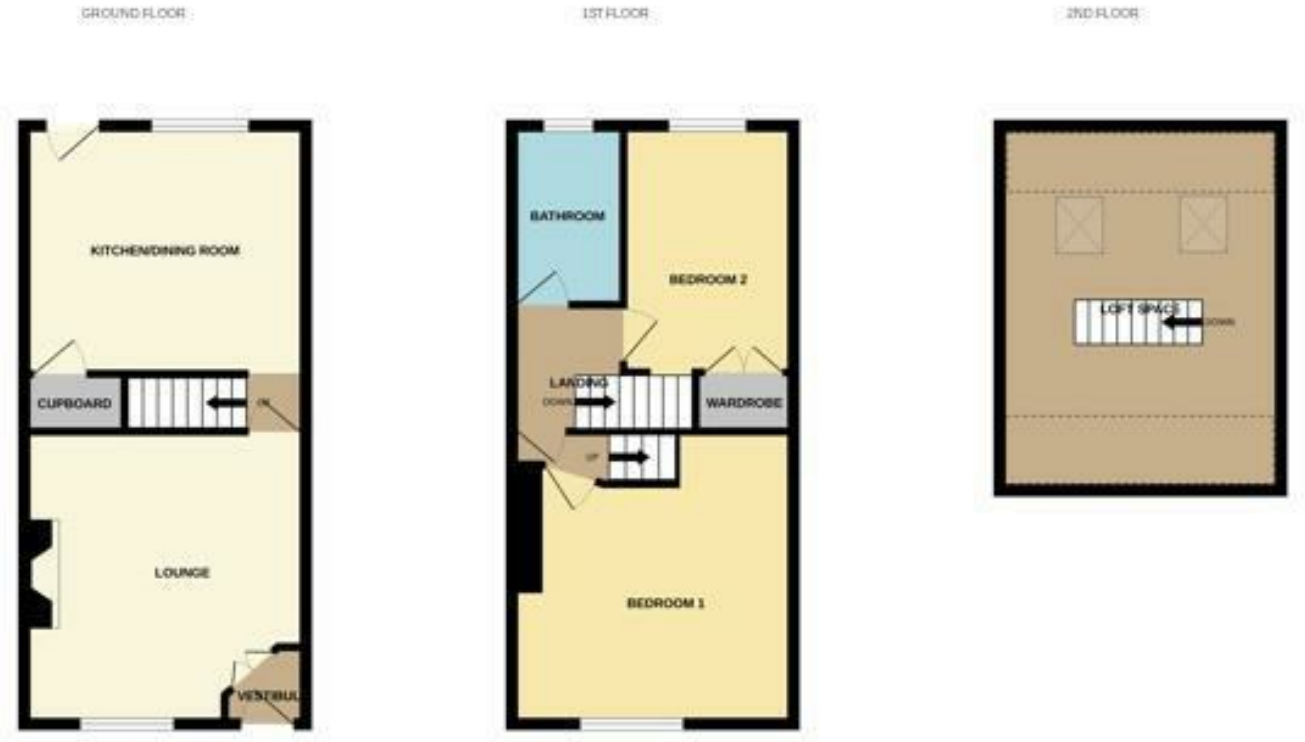








Floor Plan



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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