Kirkham RESIDENTIAL









## 1 Moorgate Road, Carrbrook, Stalybridge, Cheshire, SK15 3NF

NO CHAIN This two bedroomed, semi detached true bungalow situated in a semi rural location within easy reach of Greenfield and Stalybridge. The accommodation comprises: entrance vestibule, hall, shower room, fitted kitchen, lounge, dining room, conservatory, two bedrooms both fitted with bedroom furniture. There is a useful storage void. Off road parking is by means of a driveway leading to a single detached garage.

£139,950

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This two bedroom, semi detached true bungalow situated in a semi rural location within easy reach of Greenfield and Stalybridge. The accommodation comprises: entrance vestibule, hall, shower room, fitted kitchen, lounge, dining room, conservatory, two bedrooms, one with fitted bedroom furniture. There is a useful storage void. Off road parking is by means of a driveway leading tot a single detached garage. Externally there are garden areas to both front and rear.

ENTRANCE VESTIBULE With uPVC double glazed entrance door, uPVC double glazed windows.

HALL With uPVC double glazed entrance door, radiator, fitted carpeting, meters cupboard.

SHOWER ROOM With low level w.c., wash hand basin, shower, fully tiled walls, uPVC double glazed obscure window.

BEDROOM 10' 6" x 11' 1" (3.204m x 3.379m) With fitted wardrobes, overhead units, drawers, fitted carpeting, radiator, uPVC double glazed window.

KITCHEN 13' 9" x 9' 4" (4.210m x 2.860m) With fitted wall and base units, work tops, stainless steel sink unit with drainer, plumbed for washing machine, cooker point, tiled floor, radiator, uPVC double glazed window, door leading to the conservatory.

CONSERVATORY 9' 2" x 10' 6" (2.819m x 3.224m) With tiled floor, uPVC double glazed windows, French doors leading to the garden.

LOUNGE 16' 4" x 11' 0" (4.990m x 3.376m) With living flame gas fire, marble hearth and wooden surround, fitted carpeting, uPVC double glazed window.

BEDROOM 17' 0" x 11' 2" (5.199m x 3.418m) With built in wardrobes, radiator, fitted carpeting, window.

DINING ROOM 9' 11" x 9' 4" (3.042m x 2.852m) With fitted carpeting, radiator, uPVC double glazed window.

LOFT Storage void.

DRIVE AND GARAGE : Off road parking is by means of a drive leading to a single detached garage.

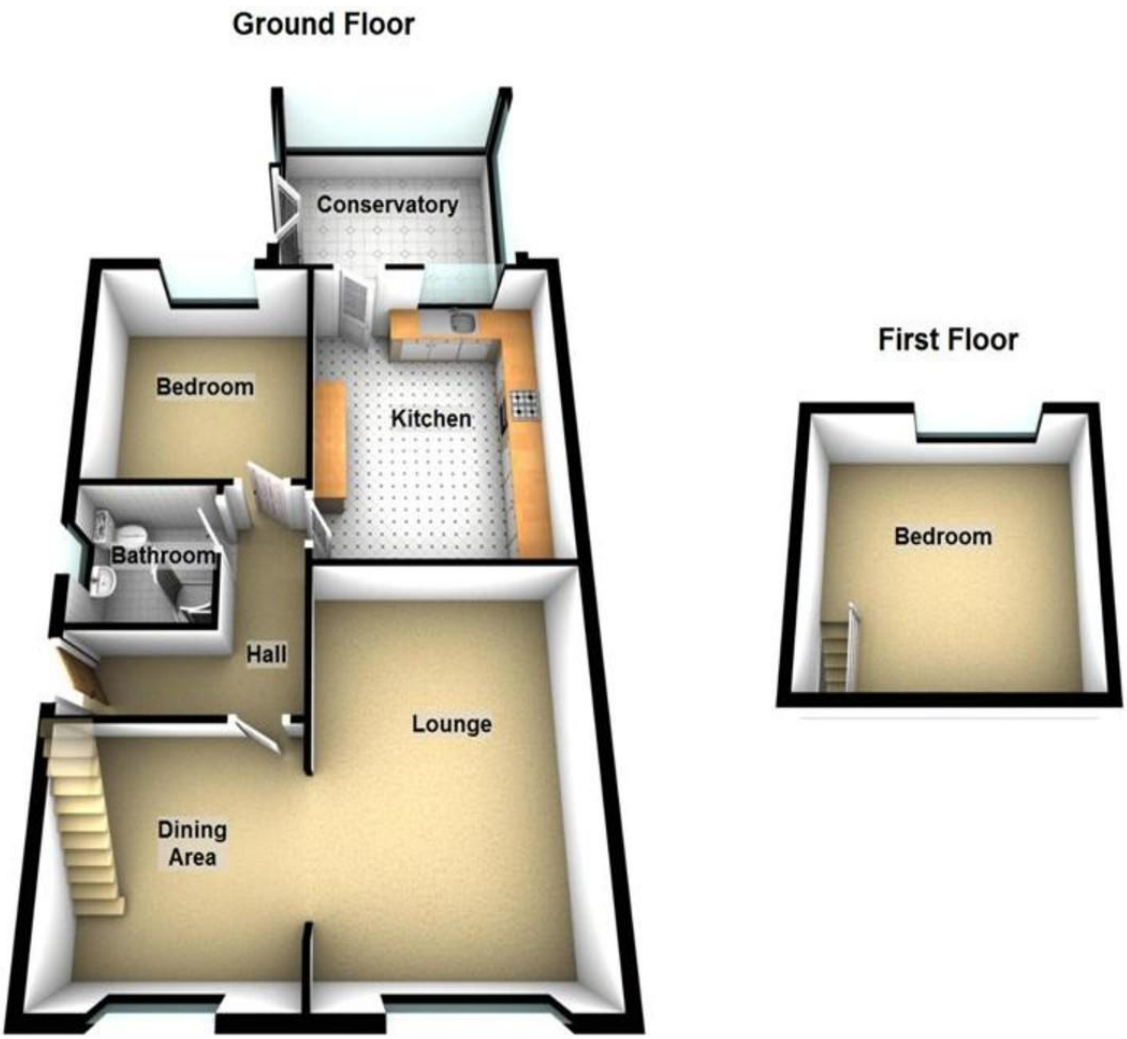
EXTERNALLY : There is an enclosed rear garden with lawn, shrubs, flower beds and boundary fencing.

ADDITIONAL INFORMATION TENURE: Leasehold , Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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## Additional information and viewing

Services:. None of the services have been tested by the agent.
Viewing strictly by appointment with Alan Kirkham.

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