



594 Huddersfield Road, Carrbrook, SK15 3RA

Offers Over £440,000

Welcome to 594 Huddersfield Road, a beautiful four bedroom detached home occupying an elevated position overlooking Stamford Golf Club, providing a beautiful green outlook from your doorstep which is sure to appeal to any golf enthusiasts!

As you approach the property, you are greeted by a block paved driveway providing off road parking for multiple vehicles. Steps lead to the front door, and upon entering the home you will find well thought out living accommodation. An entrance hallway leads to a lounge with feature box window to maximise the stunning views over the golf course and beyond. However it is the kitchen that really is the focal point of this beautiful home, with a modern open plan kitchen, dining area and orangery providing the perfect area for family meals and entertaining. A handy utility room, downstairs wc and garage complete the downstairs living accommodation.

To the first floor there are four good sized bedrooms, with en suite to the master, plus a family bathroom. Outside the property features a beautifully landscaped rear garden with paved patio area, and elevated garden with low maintenance artificial lawn and glass balustrades.

Those with children of a school age can utilise several local schools including the 'outstanding' Millbrook Primary, St Raphael's, Buckton Vale and Mossley Hollins.

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Entrance Hall

Composite Front door, stairs to the first floor with glass balustrade and built in storage under. Karndean flooring. Radiator.

Lounge

14'2" x 10'8" (4.33m x 3.26m)

Upvc double glazed box bay window to the front elevation. Media wall. Radiator.

Kitchen/Diner

11'11" x 20'8" (3.63m x 6.31m)

Upvc double glazed window to rear elevation. Fitted with a matching range of base and eye level contemporary high gloss units with white Corian work tops over. Inset sink with Quooker instant hot water tap. Neff six ring electric induction hob with extractor hood over. Fitted eye level electric Neff oven and microwave. Integrated dishwasher. Integrated fridge/freezer, inset ceiling spot lights. Breakfast bar. Karndean flooring. Dining area. Open plan into orangery.

Orangery

12'0" x 12'5" (3.65m x 3.79m)

Upvc double glazed windows, Karndean flooring, Upvc double glazed double glazed doors to side elevation leading to rear garden. Feature spot lights to floor. Spotlights to ceiling.

Utility Room

5'8" x 5'1" (1.72m x 1.54m)

Fitted worktop. Stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine, Upvc double glazed window to side elevation. Karndean flooring. Radiator. Door leading to rear garden.

WC

Upvc double glazed window to the side elevation. Low level flush wc. Sink. Radiator. Karndean flooring.

Garage

Up and over door. Power and lighting.

Landing

3'8" x 10'2" (1.13m x 3.09m)

Doors leading to:

Bedroom 1

13'9" x 13'8" (4.20m x 4.16m)

Upvc double glazed box bay window to the front elevation with views over the golf course. Spot lights to ceiling. Radiator. Fitted wardrobes. Door to:

En-suite Shower Room

Upvc double glazed window to the front elevation. Fitted with three piece suite comprising shower cubicle., vanity wash hand basin and low level WC. Spotlights to ceiling. Heated towel rail.

Bedroom 2

11'2" x 10'5" (3.40m x 3.17m)

Upvc double glazed window to rear elevation. Radiator.

Bedroom 3

11'7" x 7'8" (3.53m x 2.33m)

Upvc double glazed window to front elevation. Door to over stairs storage cupboard. Radiator.

Bedroom 4

8'5" x 8'3" (2.57m x 2.51m)

Upvc double glazed window to rear elevation. Radiator.

Bathroom

7'1" x 6'9" (2.17m x 2.07m)

Upvc double glazed window to rear elevation. Modern three piece bathroom suite comprising panelled bath with central tap and shower head unit, vanity wash hand basin and low level WC. Fully tiled walls. Radiator.

Externally

To the front the property benefits from a large block paved driveway providing off road parking for multiple vehicles, with planted borders. To the rear of the property there is a low maintenance, beautifully landscaped garden with paved patio area, and elevated garden with low maintenance artificial lawn and glass balustrades.

Additional Information

Tenure: Leasehold. Ground Rent £100pa

Council Tax: E

EPC: C





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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	80	England & Wales		EU Directive 2002/91/EC	69

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