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## Carrbrook Crescent, Carrbrook, Stalybridge, SK15 3LP

Occupying a substantial corner plot this three bedroom Detached family house has all the space required in which to further extend this family house (STP) and represents an exciting opportunity for potential purchasers. The three bedroom accommodation has been augmented with a good sized uPVC double glazed conservatory and to the front of the property there is ample off road parking which leads to an attached single garage.

The property is situated in one of the areas most favoured locations due to its good accessibility to open countryside as well as being within easy reach of all local amenities including several popular local junior and high schools.

**Price £390,000**

# Carrbrook Crescent, Carrbrook, Stalybridge, SK15 3LP

- 3 Bedroom Detached Family House
- Good Sized Driveway Providing Off Road Parking
- Modern White Bathroom Suite
- No Forward Vendor Chain
- Substantial Corner Plot
- Popular and Convenient Residential Location
- Well Placed for Local Junior and High Schools
- Opportunity to Extend Existing Accommodation (STP)
- uPVC Double Glazed Conservatory
- Close to Several Countryside Walks

## Contd.....

The Accommodation briefly comprises:

Entrance Porch, Entrance Hallway, good sized Single drainer stainless steel sink unit, Lounge with feature fireplace, Dining Kitchen range of wall and floor mounted units, built-in oven, four ring ceramic hob with filter unit over, plumbed for automatic washing machine, breakfast bar, part tiled, laminate flooring, uPVC double glazed patio doors onto the rear garden, further uPVC double glazed external door and a uPVC double glazed window

To the first floor there are 3 well proportioned Bedrooms, Family Bathroom/WC with modern white suite

There are substantial lawned gardens to three sides with two flagged patio area. To the front of the property the driveway provides off road parking for several vehicles and leads to an attached brick built Garage.

## The Accommodation in Detail:

### Entrance Porch

uPVC double glazed front door and side lights, laminate flooring

### Entrance Hallway

Understairs storage cupboard, laminate flooring, central heating radiator

### Lounge

17'11 x 10'4 reducing to 9'10 (5.46m x 3.15m reducing to 3.00m)  
uPVC double glazed bow window, feature fireplace with electric fire, central heating radiator

### Dining Kitchen

16'8 x 11'2 reducing to 8'11 (5.08m x 3.40m reducing to 2.72m)

### Conservatory

13'1 x 11'0 (3.99m x 3.35m)  
Tiled floor, uPVC double glazed, central heating radiator, French doors onto rear garden

### First Floor:

#### Landing

Loft access, uPVC double glazed window, built-in storage cupboard

#### Bedroom (1)

11'11 x 10'0 (3.63m x 3.05m)  
Fitted wardrobes, uPVC double glazed window, central heating radiator

#### Bedroom (2)

11'1 x 10'1 reducing to 8'8 (3.38m x 3.07m reducing to 2.64m)  
uPVC double glazed window, central heating radiator

### Bedroom (3)

6'9 x 6'6 (2.06m x 1.98m)  
uPVC double glazed window, central heating radiator

### Bathroom/WC

7'8 x 5'5 (2.34m x 1.65m)  
Modern white suite having panel bath with shower over, pedestal wash hand basin, low level WC, fully tiled, tiled floor, recessed spotlights, two uPVC double glazed windows, central heating radiator

### Externally:

The property sits within a substantial corner plot and enjoys far reaching views from its upper floor.

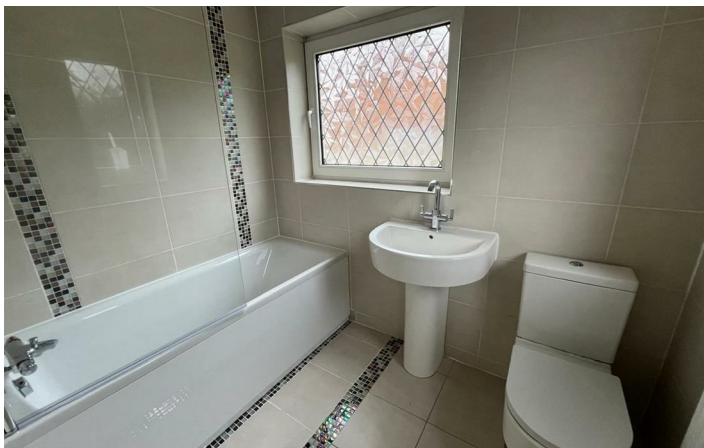
To the front of the property there is a driveway providing off road parking for several vehicles and this leads to an attached brick built Garage (15'7 x 8'4) with power and lighting and rear personnel door.

There are lawned gardens to three sides with two flagged patio areas to the rear of the property

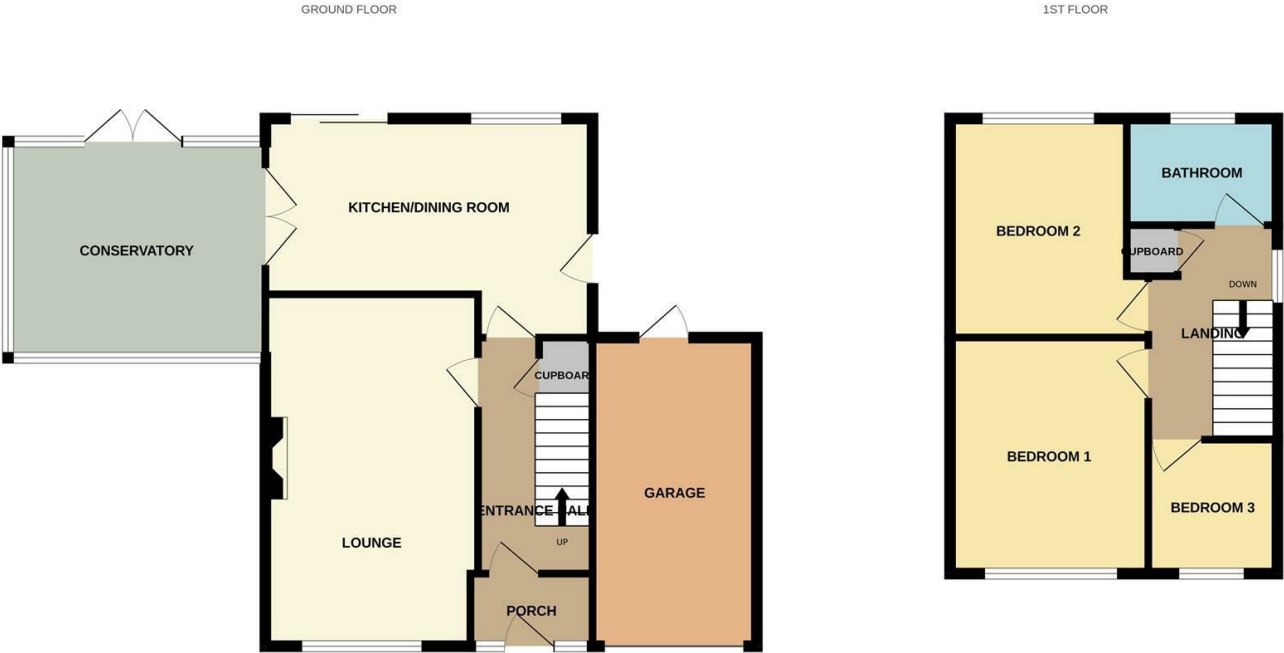


## Directions





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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