



Carrbrook Crescent  
Stalybridge, SK15 3LR

Offers over £250,000



Introducing a charming three-bedroom semi-detached property with VERSATILE WOODEN CABIN nestled in the highly sought after Carrbrook area, offering seamless access to local amenities, reputable schools, and transportation links. Perfect for a growing family, this residence boasts picturesque views of the surrounding countryside from the rear, providing a serene backdrop to everyday life. One of the standout features of this property is its wooden cabin, offering an ideal space for REMOTE WORK or CREATIVE PURSUITS. Step inside to discover a thoughtfully designed layout, with a cozy lounge and a kitchen/diner on the ground floor, providing ample space for relaxation and entertaining alike. Upstairs, three bedrooms and a bathroom offers comfortable accommodation for the whole family. Outside, the property delights with its manicured lawns to the front, adorned with charming planted borders, creating a welcoming first impression and a paved driveway for convenient off road parking. The enclosed rear garden is a true oasis, featuring a paved patio for alfresco dining, an artificial lawn for low-maintenance enjoyment, and the versatile cabin, offering endless possibilities for use as a workspace, studio, or retreat.

With its desirable location, versatile living spaces, and picturesque surroundings, this property offers an idyllic blend of comfort, convenience, and charm, making it the perfect place to call home. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Hallway

Door to front, double glazed window to side, radiator, stairs leading to first floor, doors leading to:

### Lounge 17'2" x 10'9" (5.24m x 3.27m)

Double glazed window to front, feature fireplace with inset fire, radiator.

### Kitchen/Diner 10'10" x 16'10" (3.31m x 5.12m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, space for range style cooker, two double glazed windows to rear, radiator, door leading out to rear garden.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Bedroom 1 12'11" x 10'3" (3.94m x 3.12m)

Double glazed window to front, radiator.

### Bedroom 2 11'5" x 9'0" (3.49m x 2.74m)

Double glazed window to rear, radiator.

### Bedroom 3 7'0" x 6'4" (2.14m x 1.93m)

Double glazed window to front, radiator.

### Bathroom 5'6" x 7'7" (1.68m x 2.31m)

Three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, two double glazed windows to rear.

## OUTSIDE

Lawned garden to the front with planted borders and paved driveway. Enclosed garden to the rear with paved patio and artificial lawn area. Wooden built cabin with power supply, perfect work from home space.

## 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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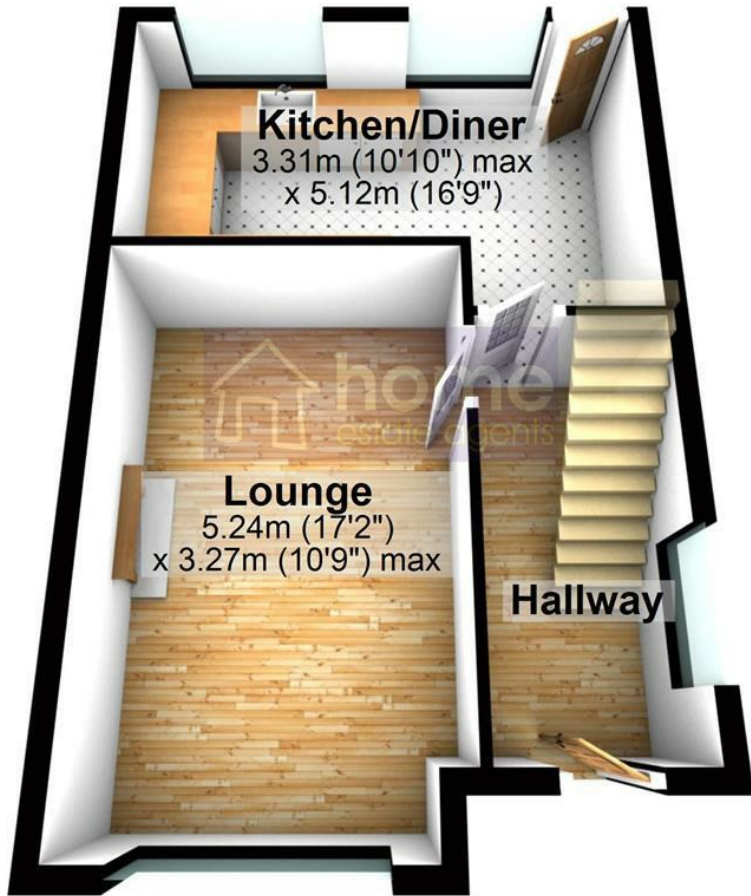









## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 