



Spring Bank  
Carrbrook, SK15 3PD

Offers in the region of £260,000



This enchanting two-bedroom mid-terrace property, tucked away in the serene and sought-after Carrbrook area, offers not only a comfortable home but also a gateway to the breathtaking countryside that surrounds it. Ideal for those who appreciate nature, this property is perfectly positioned with scenic walks right on your doorstep.

The ground floor features an entrance hall that flows into a spacious lounge, providing a cozy retreat with a welcoming atmosphere. The kitchen/diner is well-appointed, offering plenty of space for meal preparation and dining, with an adjoining utility room adding extra convenience. Upstairs, two generously proportioned double bedrooms provide ample space and comfort. The first floor also includes a convenient and generous four-piece bathroom.

Externally, the property continues to impress with a paved forecourt garden at the front, enhancing its charm. At the rear, a private enclosed paved garden offers a peaceful outdoor space, ideal for relaxing. The garden is complemented by useful outbuildings, providing additional storage.

Whether you're a nature lover or simply looking for a peaceful retreat, this property offers the perfect blend of countryside living and modern convenience. **\*\*Viewing Highly Recommended\*\***.



## GROUND FLOOR

### Entrance Hall

Door to front, radiator, stairs leading to first floor, door leading to:

### Lounge 13'11" x 14'7" (4.24m x 4.45m)

Double glazed bay window to front, feature fireplace with inset living flame effect fire, radiator, door to under stairs storage cupboard, door leading to:

### Kitchen/Diner 8'9" x 17'9" (2.67m x 5.41m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading to:

### Utility 5'11" x 5'7" (1.81m x 1.69m)

Plumbing for washing machine, space for tumble dryer, double glazed windows to sides, radiator, door leading out to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1 10'8" x 17'11" (3.25m x 5.47m)

Double glazed window to front, radiator, built-in wardrobes.

### Bedroom 2 12'0" x 8'9" (3.66m x 2.66m)

Double glazed window to rear, radiator, feature fireplace.

### Bathroom 8'9" x 8'8" (2.67m x 2.65m)

Four piece suite comprising bath, pedestal wash hand basin, tiled shower enclosure and low-level WC, part tiled walls, double glazed window to rear, radiator.

## OUTSIDE

Paved forecourt garden to the front. Enclosed paved garden to the rear with outbuildings providing convenient storage.

## 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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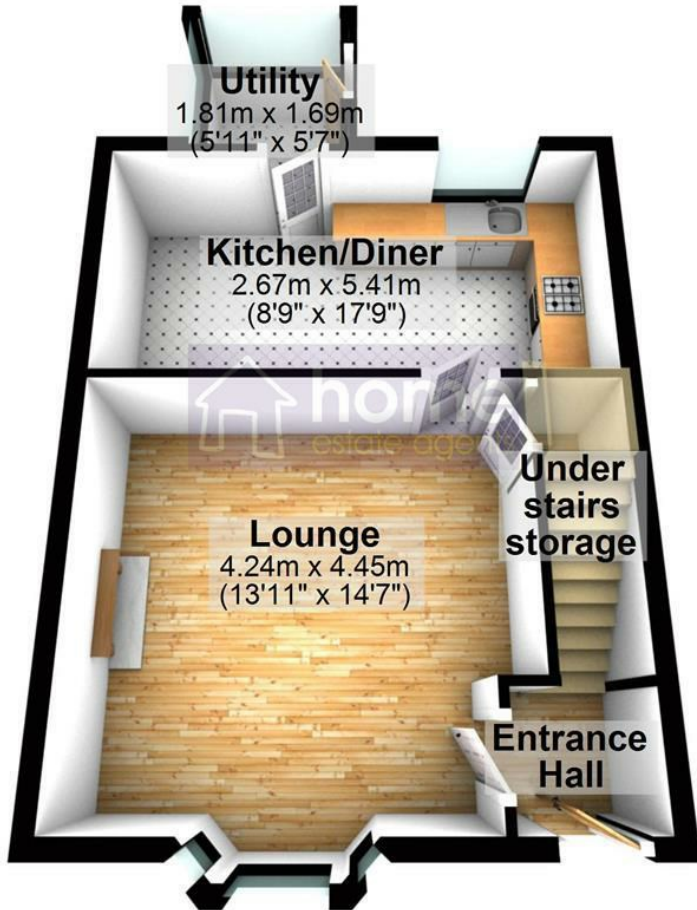




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## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>76</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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 