



Huddersfield Road  
Carrbrook, Stalybridge SK15 3JP

Offers over £340,000

Situated in the sought-after area of Carrbrook, this exceptional three-bedroom semi-detached property offers a perfect blend of comfort, style, and convenience. Lovingly cared for by its current owners, this home is immaculately presented throughout. The property provides generous accommodation, with spacious and well-proportioned rooms that offer ample space for a growing family. It is the epitome of a 'ready to move into' family home, ensuring a smooth transition for its new owners.

Upon entering the home, you are welcomed into a warm and inviting entrance hallway that leads to a cosy lounge, perfect for relaxation and family gatherings. The adjacent dining room offers a great setting for family meals and entertaining, while the modern kitchen/breakfast room is well-equipped and designed with functionality in mind, catering to the needs of daily family life. Moving to the first floor, you will find three good-sized bedrooms, providing comfortable and private retreats for all family members. Completing the first floor is a stylish four-piece bathroom suite, adding to the home's appeal and convenience. Externally, the property boasts a block-paved driveway providing parking for several vehicles and external power socket, ensuring convenience for homeowners and guests alike. The front garden is lawned with a feature decorative centre piece, adding charm and curb appeal to the property's facade. To the rear, there is a spacious enclosed lawned garden with flowerbed borders and a decked seating area, offering a delightful outdoor space for relaxation and recreation. Further enhancing the practicality and value of this already impressive property is a detached garage, providing additional storage and parking space.

Don't miss out on the opportunity to own this wonderful family home in Carrbrook. **\*\*Viewing Highly Recommended\*\***.



## GROUND FLOOR

### Hallway

Door to front with double glazed side panels, stairs to first floor, radiator, doors to:

### Lounge 11'10" x 12'0" (3.61m x 3.66m)

Double glazed bow window to front, feature inglenook fireplace with multi-fuel stove, inset ceiling downlights, radiator, door to:

### Dining Room 12'4" x 12'0" (3.77m x 3.66m)

Radiator, wood and glazed bi-folding doors to:

### Kitchen/Breakfast Room 8'0" x 19'5" (2.44m x 5.91m)

Double glazed windows to side and rear, fitted with a range of wall and base units with worksurface over, breakfast bar, inset sink and drainer with mixer tap, tiled splashbacks, built in oven and hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, inset ceiling downlights, flotex and black gloss floor tiles, radiator, door to understairs storage cupboard, door to hallway.

## FIRST FLOOR

### Landing

Double glazed window to side, doors to:

### Bedroom 1 11'6" x 12'1" (3.51m x 3.68m)

Double glazed bow window to front, fitted wardrobes, feature fireplace, laminate flooring, radiator.

### Bedroom 2 12'4" x 10'7" (3.77m x 3.23m)

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom 3 8'0" x 7'0" (2.44m x 2.13m)

Double glazed window to front, radiator.

### Bathroom

Double glazed window to side, fitted with a four piece bathroom suite comprising of enclosed shower cubicle, panelled bath and low level WC, tiled walls, clad ceiling with inset ceiling downlights, radiator.

### Attic

Boarded

## OUTSIDE

Block paved driveway with parking for several vehicles and external power socket. Lawned garden to front with feature decorative centre piece. Gate to rear garden. Enclosed good sized lawned garden to rear with flowerbed borders and decked seating area and playhouse

### Detached Garage

Brick built garage with double doors, power, two double glazed window and door to side.

[www.homeea.co.uk](http://www.homeea.co.uk)

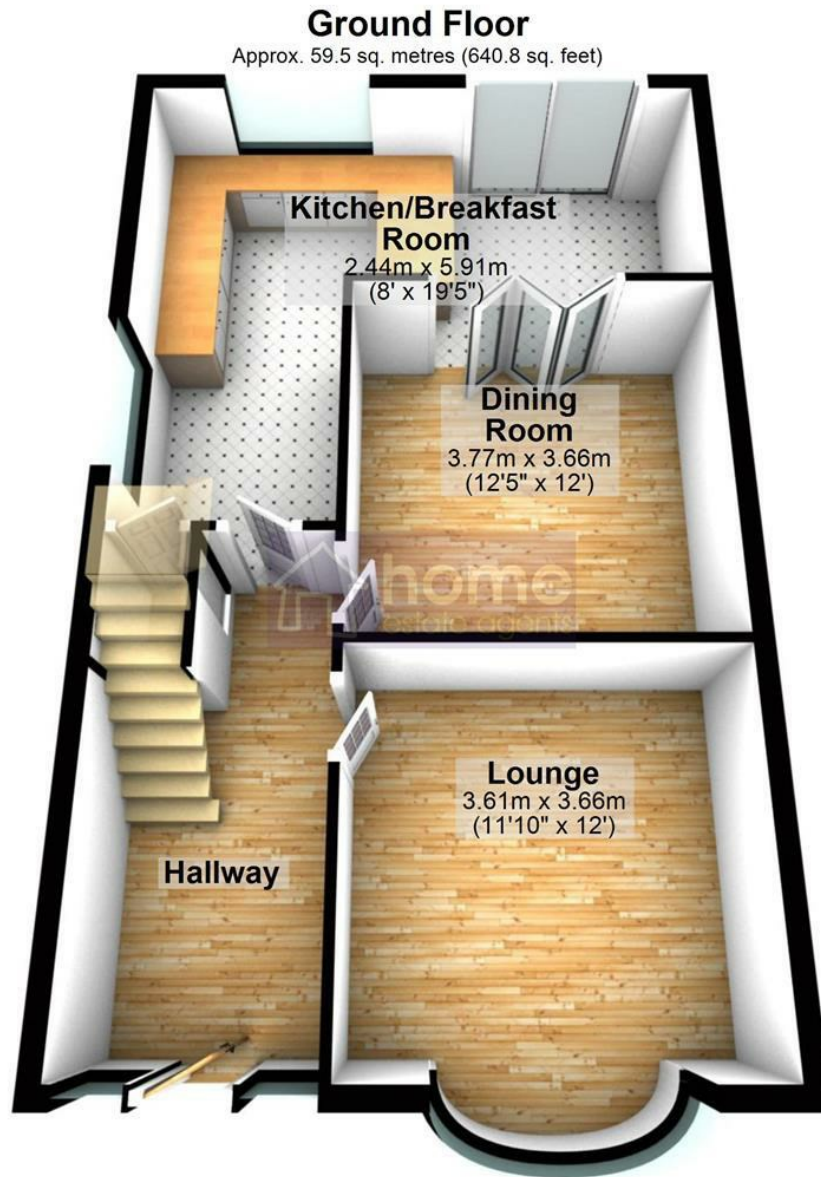
## DISCLAIMER

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.







Total area: approx. 101.8 sq. metres (1096.2 sq. feet)

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>	<b>61</b>	
(55-68) <b>D</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