



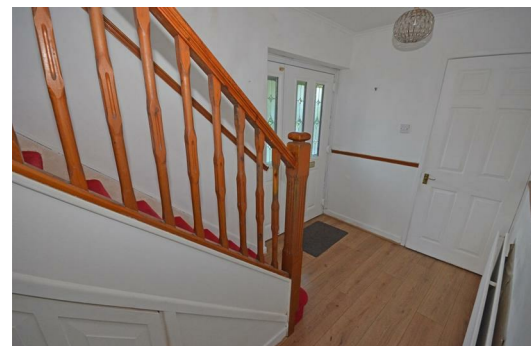
Fold Crescent, Carrbrook, Stalybridge, SK15 3ND

Price £295,000

Offered for sale "Chain Free" is this substantial four bedroom, three reception room modern detached property offering impressive and family sized accommodation of which only a full personal inspection will fully reveal.

Ideally positioned on an elevated position with views to Mossley and providing well planned and deceptively spacious accommodation that briefly comprises : To the ground floor entrance hallway, cloakroom/WC, bright and airy lounge opening to a dining area, separate dining room, excellent sized fitted kitchen opening to the utility room with access to the rear garden. Whilst to the first floor there are four excellent sized bedrooms (Master Bedroom with Shower Room) a family sized wet room/shower room. To the outside there are gardens to three sides laid mainly to lawn with flower borders, shaled driveway for two vehicles and separate driveway to the rear leading to the garage. The property is double glazed and central heated.

Impressively Sized Property Throughout - Viewing Highly Recommended!



GROUND FLOOR

Entrance Hall

Cloakroom/WC

Lounge

16'4" x 10'2" (4.99m x 3.09m)

Dining Area

8'11" x 8'8" (2.73m x 2.63m)

Dining Room

8'11" x 8'3" (2.73m x 2.52m)

Kitchen

8'11" x 11'8" (2.73m x 3.55m)

Utility Room

7'7" x 8'8" (2.30m x 2.64m)

FIRST FLOOR

Landing

Bedroom 1

16'10" x 9'6" (5.13m x 2.89m)

Shower Room

Bedroom 2

14'9" x 10'2" (4.50m x 3.09m)

Bedroom 3

10'7" x 8'8" (3.22m x 2.63m)

Bedroom 4

10'5" x 6'9" (3.17m x 2.06m)

Wet Room

Window to rear, door to:

OUTSIDE

Garage

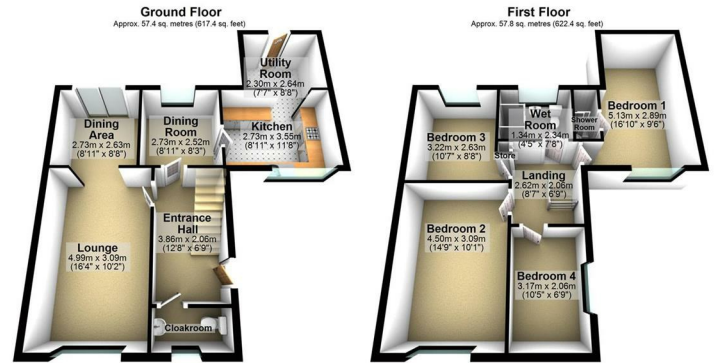
Gardens & Driveway

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. 115.2 sq. metres (1239.8 sq. feet)

