



Arundel Close
Stalybridge, SK15 3LS

Offers over £325,000



There's no agent like home

Nestled in the ever-popular Carrbrook area of Stalybridge, this impressive four-bedroom semi-detached split-level property offers a perfect balance of space, versatility, and charm. Situated on a quiet cul-de-sac, the home enjoys a peaceful setting while being conveniently close to highly regarded schools, local amenities, and excellent transport links.

The ground floor comprises an inviting entrance hall leading to a spacious lounge, perfect for relaxing or entertaining, along with a generously sized fourth bedroom that offers flexibility as a guest room, home office, or playroom. A convenient WC is also located on this level.

On the split-level ground floor, the property features a dining room, a well-appointed kitchen, complete with ample storage and workspace. The adjacent conservatory provides a lovely additional living space, bathed in natural light, and offers direct access to the rear garden.

The first floor boasts three well-proportioned bedrooms, each offering comfort and plenty of storage potential. The four-piece family bathroom, featuring a bath, separate shower, washbasin, and WC, provides both style and practicality for family living.

Externally, the property benefits from a beautifully maintained front garden, with a driveway to the side leading to a detached garage, offering off-road parking and additional storage. The enclosed rear garden is designed for outdoor enjoyment, featuring a paved patio area ideal for dining al fresco, with steps leading to an elevated patio that provides further space for relaxing and entertaining.

With its spacious layout, flexible accommodation, and desirable location, this property is perfect for families looking for a forever home in a community-focused area with a strong sense of character.

Early viewing is highly recommended to appreciate all this wonderful home has to offer!



GROUND FLOOR

Entrance Hall

Door to front, door to storage cupboard, doors leading to:

WC

Two piece suite comprising wash hand basin and low-level WC.

Lounge 20'3" x 10'10" (6.16m x 3.30m)

Double glazed window to front, radiator, stairs leading up to split level.

Bedroom 4 10'4" x 8'10" (3.15m x 2.68m)

Double glazed window to side, radiator, doors to storage cupboards.

SPLIT LEVEL GROUND FLOOR

Landing

Stairs leading to first floor, door leading to:

Dining Room 10'4" x 10'0" (3.14m x 3.06m)

Radiator, double glazed French doors leading to conservatory, open plan to:

Kitchen 10'4" x 10'0" (3.14m x 3.05m)

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

Conservatory 8'4" x 16'10" (2.53m x 5.12m)

Double glazed windows to sides, radiator, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, door to storage cupboard, doors leading to:

Master Bedroom 12'0" x 10'10" (3.66m x 3.29m)

Double glazed window to front, radiator, door to storage cupboard.

Bedroom 2 9'7" x 9'6" (2.92m x 2.90m)

Double glazed window to rear, radiator.

Bedroom 3 7'6" x 9'9" (2.29m x 2.97m)

Double glazed window to rear, radiator.

Bathroom 8'10" x 8'10" (2.69m x 2.69m)

Four piece suite comprising bath, vanity wash hand basin, corner shower enclosure and WC, tiled walls, double glazed window to side, double glazed window to front, heated towel rail.

OUTSIDE

Garden to the front, driveway to the side leading to the garage. Enclosed garden to the rear with paved patio and steps leading up to further paved patio area.

DISCLAIMER

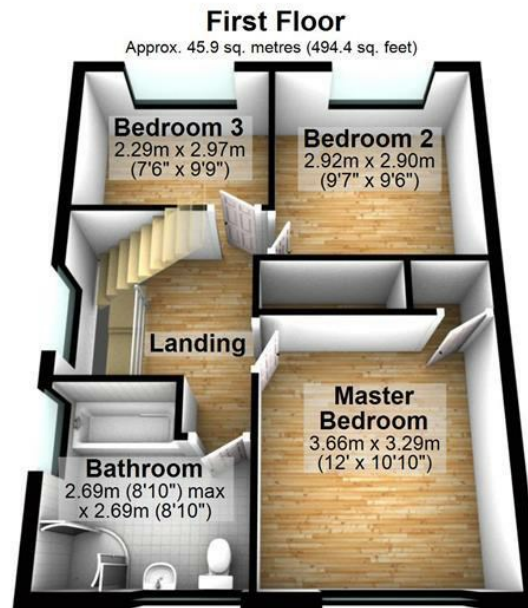
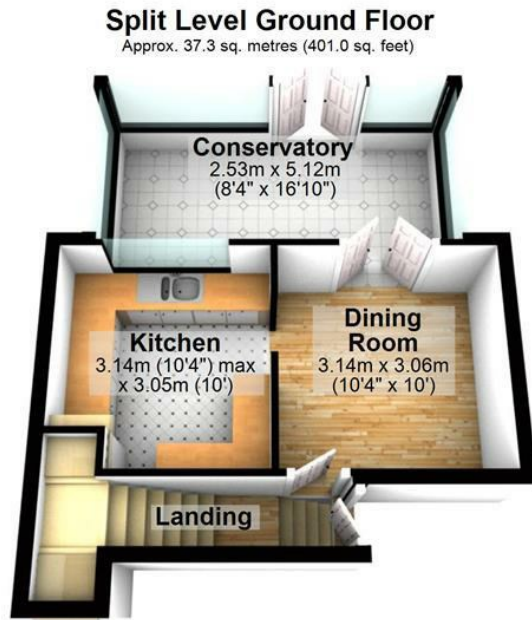
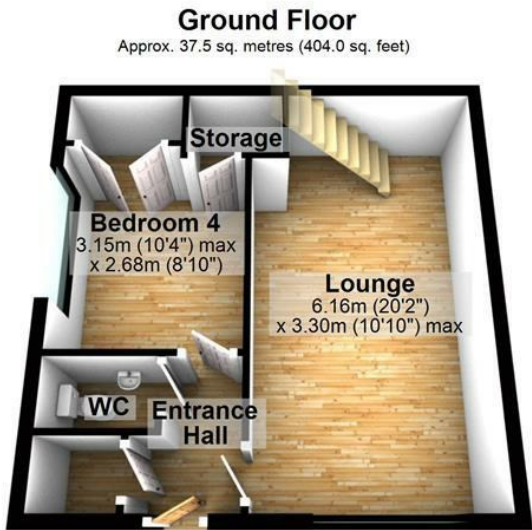
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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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Total area: approx. 120.7 sq. metres (1299.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC