



Fold Crescent, Carrbrook, Stalybridge, SK15 3ND

Offers over £325,000

Offered "For Sale" is this immaculately presented three double bedroom modern detached property offering impressive and family sized ready to move into 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 porch, downstairs cloakroom/WC, entrance hallway, bright and airy lounge, excellent sized fitted dining kitchen with direct access to the large garage. Whilst to the first floor there are three excellent sized bedrooms, and a contemporary family bathroom/WC. To the outside there are gardens to the front and rear with the front garden having a driveway for two/three vehicles leading to the garage with electric up and over door, whilst the rear garden has been landscaped with two tiers with good sized paved patio area, planting and also affords a fantastic level of privacy.

Impressive Property Throughout - Viewing Highly Recommended!



GROUND FLOOR

Porch

Upvc double glazed front door and window to side, door to entrance hallway.

Entrance Hall

Stairs to the first floor, glazed door to the front, dado rail and radiator.

Cloakroom/WC

Window to front, vanity unit with wash hand basin on top, low level WC, heated towel rail.

Lounge

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

Upvc double glazed window to front with superb long range views, fitted feature fire surround with fire inset, TV aerial point, bi fold doors to open plan dining kitchen and two radiators.

Open Plan Kitchen & Dining Room

8'11" x 17'3" (2.73m x 5.25m)

Fitted with a matching range of base and eye level units with worktop space over single drainer sink unit and worktops over, fridge/freezer and integrated dishwasher, built-in oven, built-in electric hob with extractor hood above, Upvc double glazed window to rear, Upvc double glazed patio doors to the excellent sized garden, dining area, door to garage and radiator.

FIRST FLOOR

Landing

Upvc double glazed window to side, door to storage cupboard.

Bedroom 1

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

Upvc double glazed window to front with long range views, matching range of fitted wardrobes, top boxes and drawer units, radiator.

Bedroom 2

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

Upvc double glazed window to rear, fitted wardrobe, radiator.

Bedroom 3

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

Upvc double glazed window to side with long range views, radiator.

Bathroom/WC

Contemporary refitted bathroom suite in white with panelled bath with shower over and shower screen, vanity wash hand basin, low level WC, tiled walls and floor, Upvc double glazed window to rear, heated towel rail.

OUTSIDE

Garage

19'0" x 11'8" (5.80m x 3.55m)

Window to rear, electric up and over door, gas central heating boiler, fitted base units with single drainer sink unit and worktops over.

Gardens & Driveway

To the outside there are gardens to the front and rear with the front garden having a driveway for two/three vehicles, whilst the rear garden has been landscaped with two tiers with a good sized paved patio area and also affords a fantastic level of privacy.

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. 105.7 sq. metres (1137.9 sq. feet)

