



Carrbrook Crescent
Stalybridge, SK15 3LR

Offers over £325,000



There's no agent like home

This impressive and beautifully presented three-bedroom detached property is set on a generous plot in the sought-after Carrbrook area, ideally located close to a wide range of local amenities, excellent transport links, highly regarded schools, and surrounded by stunning countryside and reservoir walks, offering the perfect setting for those who enjoy the outdoors.

Upon entering the property, you are greeted by a spacious and welcoming entrance hall with access to a convenient downstairs cloakroom. The well-proportioned lounge is filled with natural light from the large bay window and features an eye-catching media wall with a modern electric fire, creating a warm and stylish focal point. Double doors lead through to the contemporary kitchen/diner, which is fitted with sleek, modern units and offers ample space for both cooking and dining. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living—ideal for entertaining family and friends.

To the first floor are three generous bedrooms and a stylish modern shower room fitted with high-quality fixtures and finishes. The layout and design throughout the home have been carefully considered to maximise comfort, practicality and aesthetic appeal.

Externally, the front of the property features a spacious imprinted concrete driveway providing ample off-road parking. The rear garden is a standout feature—beautifully landscaped and thoughtfully designed for low maintenance and year-round enjoyment. It includes a large decked patio area with a metal gazebo, perfect for relaxing or alfresco dining, raised sleeper borders, steps leading to an additional decking area, a feature artificial lawn, a seating area, and planted borders.

To the side of the property, a covered lean-to area offers excellent additional storage space, complete with an up-and-over door providing easy access to the front—ideal for bikes, bins, or garden equipment.



GROUND FLOOR

Entrance Hall

Composite double glazed door to the front, two double glazed windows to front, radiator, stairs leading to first floor, doors leading to:

Cloakroom

Two piece suite comprising, corner vanity wash hand basin and low-level WC, feature pebbled tiling and floor.

Lounge

15'11" x 10'8" (4.85m x 3.25m)

Double glazed bow window to front, radiator, media wall with feature three sided electric fire, double doors leading to:

Kitchen/Dining Room

10'11" x 16'9" (3.33m x 5.11m)

Fitted with a matching range of high gloss base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated washing machine, plumbing for dishwasher, built-in oven, built-in hob with glass extractor hood over, built-in microwave, built-in beer fridge, double glazed window to rear, radiator, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, access via ladder to partially bonded loft space with lighting, doors leading to:

Bedroom 1

13'3" x 10'2" (4.04m x 3.10m)

Double glazed window to front, radiator.

Bedroom 2

11'3" x 10'2" (3.43m x 3.10m)

Double glazed window to rear, radiator.

Bedroom 3

6'11" x 6'3" (2.11m x 1.91m)

Double glazed window to front, radiator.

Shower Room

Three piece suite comprising shower area with mixer rain shower and recess shelving, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Imprinted concrete driveway to the front providing ample off

road parking for two/three vehicles with planted border. Good sized enclosed and well maintained landscaped garden to the rear with decked patio area covered with an all weather metal gazebo sleeper borders with step leading up to further decking area, feature artificial lawn area and seating area with planted borders, hot and cold outside taps, power sockets and security lighting. Covered lean-to area to the side providing storage space with lighting and up and over door access to the front.

DISCLAIMER

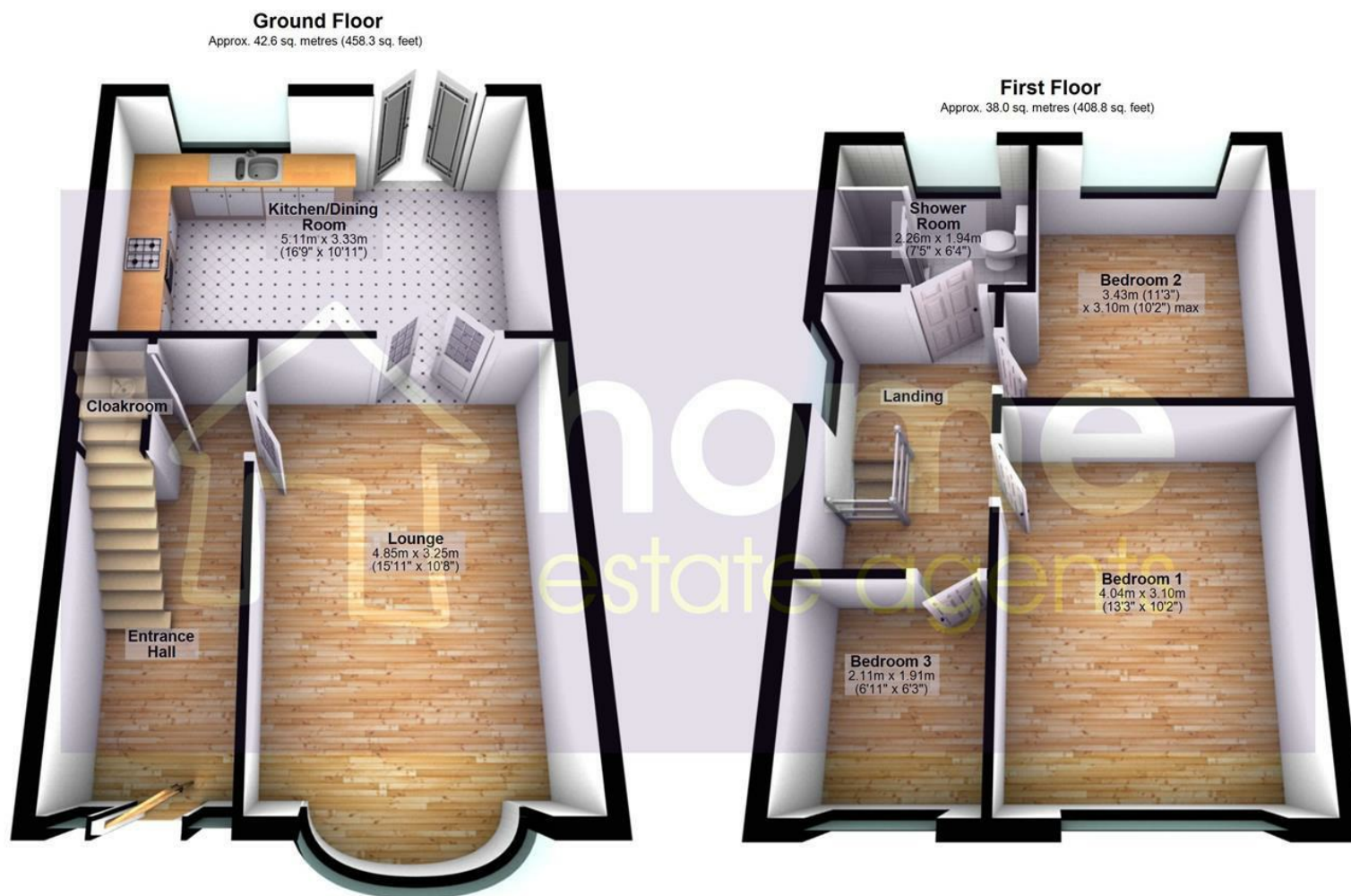
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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.

WWW.HOME EA.CO.UK







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 