



Printers Drive
Carrbrook, Stalybridge, SK15 3FN

Offers over £250,000

This beautifully presented and modern two-bedroom home is situated in the highly sought-after Carrbrook area, close to the picturesque Duck Pond and Stalybridge Country Park, offering an abundance of countryside walks and green spaces right on the doorstep. Perfectly positioned within the catchment area for well-regarded local schools, it presents an ideal opportunity for growing families, first-time buyers or downsizers looking for a peaceful yet convenient location.

The ground floor features a welcoming entrance hallway leading to a contemporary fitted kitchen with ample storage and workspace, ideal for everyday living and entertaining. A convenient downstairs WC adds practicality, while the spacious lounge is the heart of the home, seamlessly flowing into a bright conservatory. This open-plan layout creates a versatile living and dining space filled with natural light, perfect for family time or relaxing evenings.

Upstairs, the property offers two generously sized bedrooms, both decorated in neutral tones, providing a calming and comfortable retreat. The modern family bathroom is finished to a high standard.

Externally, the property continues to impress with off-road parking for two vehicles to the front, ensuring convenience for residents and visitors alike. The rear garden is a standout feature—enclosed and low-maintenance with an artificial lawn and a raised decked area, it's ideal for outdoor dining, summer gatherings, or simply enjoying the fresh air in a private setting.

This home has been lovingly maintained throughout and offers a wonderful combination of modern living, excellent location, and ready-to-move-in condition. Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.



GROUND FLOOR

Hallway

Door to front, radiator, stairs leading to first floor, door to under stairs storage cupboard, open plan to:

Kitchen 9'8" x 6'0" (2.94m x 1.84m)

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 oven, built-in hob with extractor hood over, double glazed window to front.

WC

Two piece suite comprising, vanity wash hand basin and low-level WC, part tiled walls, radiator.

Lounge 12'2" x 12'0" (3.70m x 3.67m)

Radiator, open plan to:

Conservatory

Brick built with pitched glass roof, two double glazed windows to rear, radiator, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Master Bedroom 11'1" x 12'6" (3.37m x 3.81m)

Two double glazed windows to front, radiator, built-in wardrobe with sliding mirrored door.

Bedroom 2 9'1" x 12'6" (2.77m x 3.81m)

Two double glazed windows to rear, radiator.

Bathroom 6'2" x 6'0" (1.87m x 1.84m)

Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, tiled walls, tiled floor, heated towel rail.

OUTSIDE

Driveway and generously sized carport with external shed storage to the front with parking for two vehicles (driveway has shared access), path with wrought iron fence leading to the entrance. Enclosed low maintenance garden to the rear with artificial lawn and raised decked seating area.

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.

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Ground Floor

Approx. 36.6 sq. metres (393.4 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.5 sq. feet)



Total area: approx. 65.7 sq. metres (706.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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 