



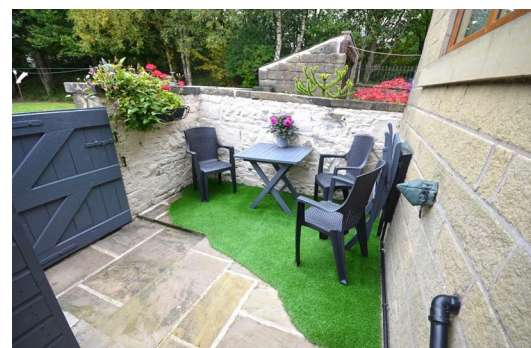
South View, Carrbrook, Stalybridge, SK15 3PH

Offers over £275,000

Immaculate and ready to move into is this deceptively spacious three bedroom stone built extended mid terraced property with a great sized loft area and being ideally located in the highly sought after area of Carrbrook Village, close to Stalybridge Country Park, with popular local schools, amenities, transport links and some fantastic walks literally on your doorstep.

The property is either ideal for the first time buyer or growing family and and benefits from a semi rural feel with the open countryside on your doorstep and accommodation that briefly comprises: To the ground floor: Entrance porch, entrance hallway, lounge, dining room and a fitted kitchen whilst to the first floor there are three good sized bedrooms and a bathroom/WC and an excellent sized loft area. The property has gardens to both the front and rear with a lovely communal lawned garden area to the rear. The property is further complemented by Upvc double glazing and is central heated ensuring that this property will appeal to even the most discerning of purchasers.

Lovely Property - Viewing Highly Recommended!



GROUND FLOOR

Porch

Composite double glazed front door, partially glazed door to entrance hallway.

Hallway

Wooden floor, double doors to lounge, door to under stairs storage cupboard and radiator.

Lounge

13'0" x 13'1" (3.96m x 3.98m)

Double glazed window to front with window shutters, double doors to hallway, wooden floor, fitted feature fire surround with decorative ornate fire inset, ceiling cornices, recess fitted shelving and cupboards, TV aerial point, radiator.

Dining Room

15'1" x 16'11" (4.61m x 5.16m)

Double glazed window to rear with window shutters, recess fitted cupboards and drawers, wooden floor, fitted feature fire surround, stairs to the first floor, ceiling cornices, half glazed door to kitchen, radiator.

Kitchen

7'3" x 9'3" (2.20m x 2.83m)

Fitted with a matching range of base and eye level units with worktop space over, single drainer sink unit and mixer tap, integrated dishwasher, fitted four ring electric hob with built in electric double oven below, Upvc double glazed window to rear, wooden floor, composite double glazed door to the rear garden.

Hall

Stairs to the first floor

FIRST FLOOR

Landing

Spacious landing with access to the loft room via a pull down ladder, radiator.

Bedroom 1

11'10" x 11'10" (3.61m x 3.60m)

Double glazed window to rear, double door to walk in wardrobe, fitted wardrobe and drawer units, TV aerial point, ceiling cornices, radiator.

Bedroom 2

12'8" x 9'3" (3.85m x 2.81m)

Double glazed window to front, fitted wardrobes and top boxes, wooden floor, ceiling cornices and radiator.

Bedroom 3

9'11" x 7'5" (3.02m x 2.25m)

Double glazed window to front, fitted wardrobes and top boxes, wooden floor, ceiling cornices and radiator.

Bathroom/WC

Fitted with a three piece bathroom suite in white comprising panelled bath with shower over and shower screen, vanity wash

hand basin and low level WC, part tiled walls, tiled floor with electric under floor heating, Upvc double glazed window to the rear and a heated towel rail.

Loft Room

20'4" x 16'11" (6.20m x 5.16m)

A great sized loft area with three Velux windows to rear, wooden floor, power and light.

OUTSIDE

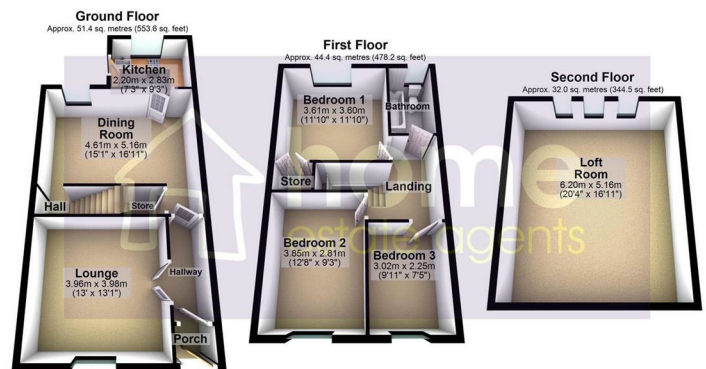
GARDENS

To the front is a lovely astro turfed garden with flower and herbaceous border, walled boundaries with decorative wrought iron railings and gate, privet hedge. To the rear again is a garden with paved areas and astro turfed garden area, stone built storage shed and gate to the lovely communal garden 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.



Total area: approx. 127.9 sq. metres (1376.3 sq. feet)

