



## Carrbrook Crescent, Stalybridge, SK15 3LP

**Price £399,999**

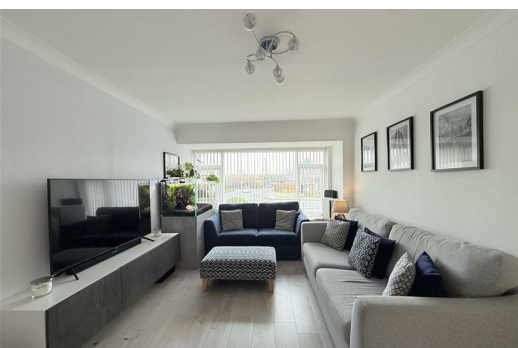
Nestled in the charming and sought-after area of Carrbrook Crescent, this beautifully maintained detached family home offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming environment. The two reception rooms provide ample space for both relaxation and entertaining, making it easy to host gatherings with friends and family.

At the heart of the home lies a stylish kitchen/diner, designed for both cooking and socialising. This inviting space is perfect for family meals and entertaining guests, ensuring that everyone can gather together. Adjacent to the kitchen, a light-filled conservatory offers a serene spot to unwind with a good book or simply enjoy the picturesque views of the garden.

The private south facing gardens are a delightful feature of this property, providing a wonderful outdoor space for summer barbecues or for children to play safely. The well-maintained grounds enhance the overall appeal of the home, making it a perfect retreat for family life.

For those with vehicles, the property boasts a garage and a driveway that can accommodate 3/4 vehicles, ensuring secure parking and additional storage. Furthermore, the inclusion of an EV charging point adds a modern touch, catering to the needs of today's eco-conscious homeowners.

Carrbrook is renowned for its friendly community atmosphere, scenic countryside walks, and excellent local schools, making it an ideal location for families. This detached house not only offers a comfortable living space but also a lifestyle enriched by the beauty and amenities of the surrounding area. Don't miss the opportunity to make this lovely home your own.





## GROUND FLOOR

### Entrance Hallway

### Lounge

14'10" x 10'7" (4.53 x 3.25)

### Dining Area

8'6" x 8'0" (2.61 x 2.46)

### Kitchen

11'5" x 8'6" (3.48 x 2.61)

### Conservatory

9'11" x 9'1" (3.03 x 2.78)

## FIRST FLOOR

### Landing

### Bedroom 1

12'9" x 10'2" (3.91 x 3.12)

### Bedroom 2

14'0" x 7'1" (4.28 x 2.18)

### Bedroom 3

10'7" x 10'2" (3.23 x 3.12)

### Bedroom 4

6'11" x 6'4" (2.11 x 1.95)

### Family Bathroom/WC

## OUTSIDE

### Gardens & Driveway

### Garage

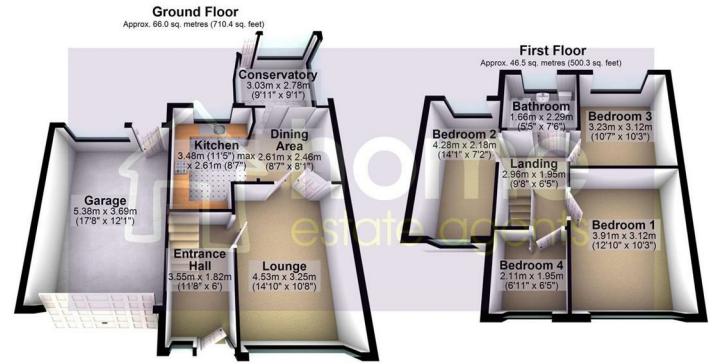
17'7" x 12'1" (5.38 x 3.69)

## 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. 112.5 sq. metres (1210.7 sq. feet)

