www.awilsonestates.com

9 Carrbrook Close, Stalybridge, SK15 3LT

£1,500 Per Month

A Wilson Estates are delighted to offer To Let this well presented home on Carrbrook Close.

Perfectly positioned on a well regarded estate within walking distance of Carrbrook Village and enjoying stunning hillside views, this three bedroom family home offers spacious living accommodation, gardens to three sides, garage, and plenty of space for a growing family to settle straight into. If you are searching for a home that feels peaceful and close to the countryside whilst still being well connected for everyday life, this one is certainly worth a look.

Set on a quiet cul de sac in this much sought after part of Stalybridge, the property is just a short walk from the Carrbrook Conservation Area, with its duck pond, bowling green and lovely village feel. There are also well regarded schools, local amenities and excellent transport links all within easy reach.

Please contact A Wilson Estates to arrange a mutually convenient viewing appointment.

Briefly, the property comprises:

9 Carrbrook Close

Carrbrook, Stalybridge, SK15 3LT

£1,500 Per Month

Externally
Set on a large corner plot. Lawn, hedges and shrubbery to front and side. Decking area to side. Detached Garage and driveway parking for up to two vehicles. To the rear is a laid to lawn and patio area.

Entrance Vestibule
uPVC double-glazed door and window to front elevation. Tiled flooring.

Entrance Hallway
Wooden door to front elevation. Lighting, radiator, laminate flooring, and under-stair storage cupboard.

Lounge
uPVC double-glazed window to front elevation. Fireplace with surround and mantle-piece. Lighting, radiator, carpet, and blinds.

Dining Kitchen
uPVC double-glazed door to side elevation and windows to rear elevation. Fitted wall and base units with coordinating work surfaces. Composite single sink unit with mixer tap. Integrated electric oven and hob with extractor over. Part-tiled walls, lighting, radiator, blinds, and laminate flooring.

Stairs and Landing
uPVC double-glazed window to side elevation. Wooden handrail. Lighting, carpet, blinds, built-in storage cupboard, and loft access.

Bedroom One
uPVC double-glazed window to front elevation. Lighting, radiator, carpet, and blinds.

Bedroom Two
uPVC double-glazed window to rear elevation. Lighting, radiator, carpet, and blinds.

Bedroom Three
uPVC double-glazed window to front elevation. Lighting, radiator, carpet, and blinds.

Bathroom
uPVC double-glazed windows to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap and vanity unit, and panelled bath with mains-fed shower over. Fully tiled walls, heated towel rail, lighting, blinds, and laminate flooring.

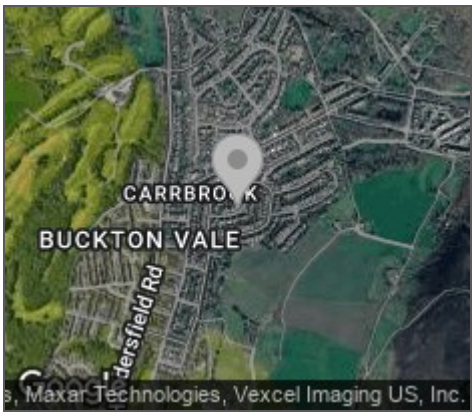
Additional Information
Council Tax Band : C

EPC Rating : D

Holding Deposit : £346

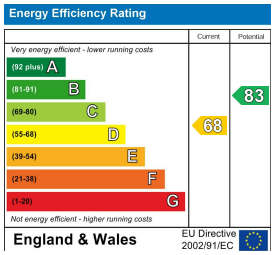
STRICTLY NO SMOKING POLICIES APPLY

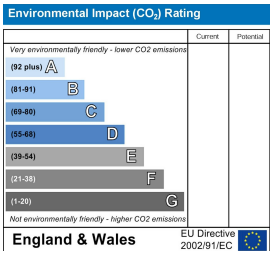
Tel: 0161 303 0778



Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.





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