



## Swallow Close, Stalybridge, SK15 3LU

### Offers over £625,000

Offered to the market in the highly regarded Carrbrook area, in a sought after cul-de-sac is this outstanding four-bedroom executive detached family home, which has been extensively and tastefully upgraded by the current owners to create a high-quality, turnkey residence. The property delivers an exceptional level of internal space, with a particular emphasis on flexible and versatile ground-floor accommodation that perfectly suits modern family living and home working requirements.

The location is a significant advantage, with Buckton Vale Primary School within comfortable walking distance and the property falling within the catchment area for the ever-popular Mossley Hollins High School. Carrbrook itself is well known for its semi-rural feel, community atmosphere, and access to surrounding countryside, while still remaining convenient for local amenities and commuter links.

The accommodation is both spacious and well planned, beginning with a welcoming porch leading into a the hallway with a downstairs WC. There is a comfortable lounge and an impressive family room featuring a log burner, skylights, and bi-fold doors that open directly onto the rear garden, creating a seamless indoor-outdoor living experience. The kitchen/diner is equally striking, again benefiting from bi-fold doors to the garden, making it perfect for entertaining and everyday use. The former double garage has been thoughtfully converted into a generous office or additional sitting room, complete with French doors opening onto the rear garden.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, along with a modern family bathroom.

Externally, the property boasts a lawned garden to the front and a driveway providing ample off-road parking. The enclosed rear garden is a particular highlight, offering a paved patio area, a lawned section, and far-reaching open views, providing an attractive setting for relaxation and entertaining.



## GROUND FLOOR

### Porch

Double doors to front, door leading to:

### Hallway

Radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

### WC

Two piece suite comprising, wash hand basin and low-level WC, tiled splashback, double glazed window to front.

### Lounge

14'2" x 11'9" (4.33m x 3.58m)

Double glazed window to front, feature fireplace with inset fire, radiator, bi-fold door leading to:

### Family Room

30'9" x 12'0" (9.36m x 3.66m)

Double glazed window to rear, four ceiling skylights, feature log burning stove, two radiators, bi-fold door opening out to rear garden.

### Kitchen/Diner

14'0" x 18'2" (4.26m x 5.54m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, plumbing for dishwasher, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to rear, two radiators, bi-fold door opening out to rear garden, door leading to:

### Office / Sitting Room

17'1" x 16'0" (5.20m x 4.87m)

Two radiators, double glazed French door opening out to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

15'0" x 15'3" (4.57m x 4.65m)

Double glazed window to front, radiator, door leading to:

### En-suite

6'4" x 5'9" (1.92m x 1.76m)

Three piece suite comprising vanity wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to front, heated towel rail.

### Bedroom 2

12'7" x 8'8" (3.84m x 2.64m)

Double glazed window to front, radiator.

### Bedroom 3

10'8" x 11'9" (3.26m x 3.58m)

Double glazed window to rear, radiator.

### Bedroom 4

10'8" x 8'8" (3.26m x 2.64m)

Double glazed window to rear, radiator.

### Bathroom

6'9" x 6'10" (2.06m x 2.09m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

## OUTSIDE

Lawned garden to the front with spacious driveway. Enclose garden to the rear with paved patio and lawn areas and stunning long range views.

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Total area: approx. 163.8 sq. metres (1763.1 sq. feet)

