



## Carrbrook Crescent, Stalybridge, SK15 3LP

### Offers over £369,995

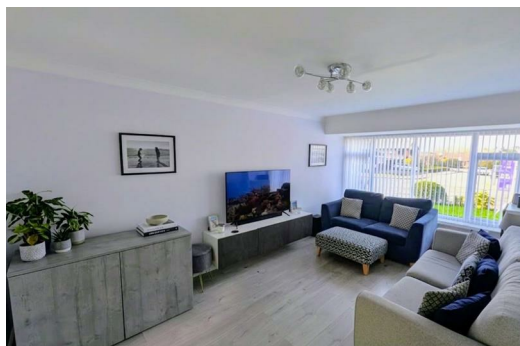
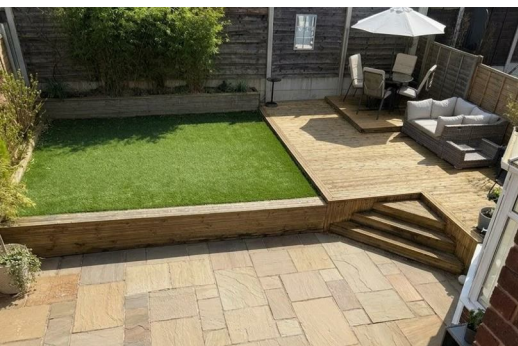
Nestled in the charming area of Carrbrook Crescent, Stalybridge, this beautifully maintained detached family home offers an exceptional living experience. With four spacious bedrooms, this property is perfect for families seeking comfort and style. The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The well-appointed bathroom ensures convenience for the entire family, and a particular highlight is the master bedroom, which offers significant potential to easily reinstate an ensuite shower room. All necessary plumbing and waste connections remain in place behind the wall/flooring, making this a simple and cost-effective upgrade for the new owner."

The landscaped south-facing garden presents a delightful outdoor space, ideal for enjoying sunny days and hosting gatherings. The garden is a true haven, offering a serene environment for both children and adults alike.

One of the standout features of this property is the expansive driveway, which accommodates up to five vehicles, making parking a breeze for residents and visitors. Additionally, the location boasts direct trails to the picturesque Walkerwood Reservoir, perfect for those who enjoy outdoor activities and nature walks right on their doorstep.

This detached house is not just a home; it is a lifestyle choice, combining modern living with the beauty of the surrounding landscape. With its generous space, excellent amenities, and prime location, this property is a rare find in the market. Do not miss the opportunity to make this stunning family 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

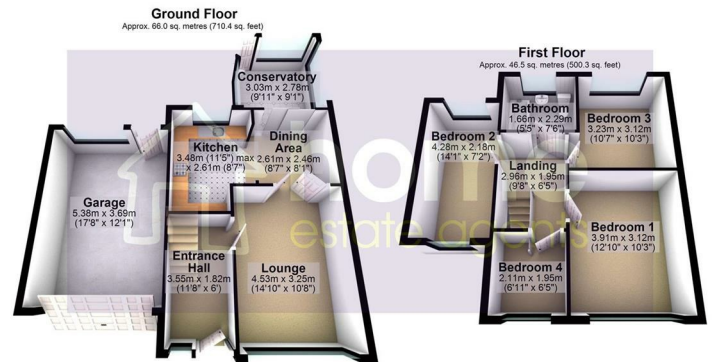
17'7" x 12'1" (5.38 x 3.69)

## 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/herself 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)

