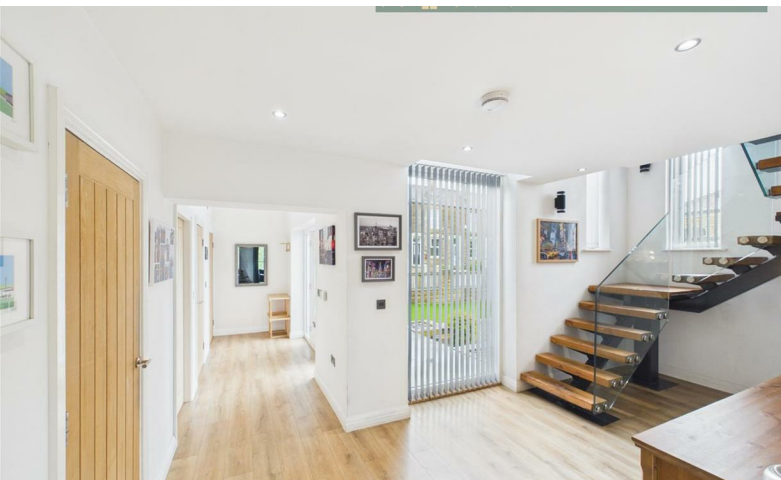




MCDERMOTT & CO
THE PROPERTY AGENTS



£645,000

817 Huddersfield Road, Carrbrook, Stalybridge, SK15 3PY

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We are delighted to present to the market 817 Huddersfield Road set in the picturesque area of Carrbrook, Stalybridge, this remarkable executive detached house offers an exceptional living experience. Built in 2017, set on a good sized plot and spanning an impressive internal 3,115 square feet, featuring a well-thought-out and versatile layout that is perfect for family living.

The residence boasts three spacious reception rooms, providing ample space for relaxation and entertainment. With five generously sized bedrooms, including luxurious ensuite facilities, this home ensures comfort and privacy for all family members. The six bathrooms further enhance convenience, making morning routines a breeze.

The versatile and spacious layout allows for flexibility to suit personal needs.

Entrance Hall

26'10 x 4'5 (8.18m x 1.35m)
Welcoming entrance hall leading through to spacious open-plan living areas, finished in a stylish neutral décor. Featuring solid oak internal doors, contemporary spot lighting, and the added luxury of underfloor heating throughout.

Lounge

16'4 x 13'4 (4.98m x 4.06m)
Impressive open-plan lounge finished in a contemporary neutral décor, enhanced by modern spot lighting. Featuring striking bifolding doors that open out onto a balcony terrace, complete with solar-powered integral blinds. The space is centred around a stylish media wall with feature LED lighting and an integrated fireplace, creating a perfect focal point for both relaxation and entertaining.

Kitchen/Diner

16'11 x 17'9 (5.16m x 5.41m)
Stunning open-plan kitchen/diner, complemented by a bespoke, fully air-conditioned wine and whisky room with temperature control — perfect for enthusiasts and entertaining. The beautifully appointed kitchen features sleek high-gloss wall and base units, stylish glass splashbacks, and a central island complete with an integral ceramic hob, stainless steel extractor hood, and classic Butler's sink. A range of integrated appliances includes a fridge freezer, dishwasher, wine chiller, and microwave. The space is enhanced by contemporary spot lighting and undercounter LED strip lighting, creating a bright, modern, and sociable environment.

Utility room

6'8 x 13'8 (2.03m x 4.17m)
Convenient utility room located just off the hallway, finished in a neutral décor. Featuring countertops with space for a washing machine and dryer, housing the boiler, and enhanced by modern spot lighting. A rear access door provides added practicality

Office/ Bedroom Five

12'11 x 7'7 (3.94m x 2.31m)
Versatile office/fifth bedroom, currently utilised as a home office, finished in a neutral décor. Featuring a uPVC window allowing for natural light, and enhanced by contemporary spot lighting.

Boot room

4'7 x 5'9 (1.40m x 1.75m)
Spacious walk-in cloakroom accessed from the entrance hall, thoughtfully designed with fitted storage for shoes and coats, and enhanced by modern spot lighting.

Ground Floor WC

4'7 x 5'9 (1.40m x 1.75m)
Compact WC fitted with a low-level WC and wash hand basin, complemented by a uPVC privacy window allowing for natural light. Finished with contemporary spot lighting and an extractor fan.

Stairs to lower ground floor

Impressive hallway featuring a stylish staircase with light wood balustrading, leading down from the Entrance hallway to the lower ground floor, and finished with fitted carpeting for added comfort. The space is presented in a modern neutral décor and enhanced by recessed spot lighting, with oak internal doors leading to various rooms, creating a bright, spacious, and cohesive flow throughout the home.

Sitting Room

16'8 x 16'6 (5.08m x 5.03m)
Spacious sitting room located on the lower level, featuring a clean, modern finish with neutral décor and contemporary spot lighting. Impressive full-width bifolding doors flood the room with natural light and open directly onto the outdoor terrace, creating a seamless indoor–outdoor living experience ideal for both relaxing and entertaining.

Bedroom Four

11'6 x 15'4 (3.51m x 4.67m)
Generous double bedroom located on the lower level, finished in a modern neutral décor with a stylish feature accent wall. The room benefits from a large uPVC window allowing for plenty of natural light, and is complemented by contemporary spot lighting, creating a bright and comfortable space.

Shower Room

5'1 x 6'8 (1.55m x 2.03m)
Contemporary shower room located adjacent to bedroom four, stylishly finished with modern tiling and fitted with a corner shower enclosure, low-level WC, and wash hand basin with vanity storage. The space is enhanced by a heated towel rail, recessed spot lighting, and an extractor fan, creating a bright and well-appointed suite.

Garage

11'3 x 19'5 (3.43m x 5.92m)
Spacious garage fitted with a roller door operated by remote control, providing secure and convenient access. The space offers ample room for storage or workshop use, with lighting and power supply in place.

Stairs and Landing

Feature staircase off the entrance hallway, rising to the first-floor landing, designed with striking open solid wood treads, a sleek glass balustrade, and contemporary steel framework, creating a stunning architectural focal point. The landing area continues the elegant neutral décor, complemented by fitted carpeting, oak internal doors leading to all rooms, and subtle spot lighting, with natural light enhancing the bright and airy feel throughout.

Bedroom One

14'6 x 14'9 (4.42m x 4.50m)
Spacious Master Bedroom beautifully presented in a neutral décor with soft fitted carpeting, creating a calm and relaxing atmosphere. The room benefits from an impressive wall of glazed windows, flooding the space with natural light while maintaining privacy. Finished with contemporary spot lighting, the room also offers fitted storage and ample space for additional furnishings, making it both stylish and highly functional

En-Suite

6'4 x 8'6 (1.93m x 2.59m)
Contemporary en-suite shower room serving Bedroom One, stylishly finished with modern full-height tiling. Featuring a walk-in shower with glass screen, low-level WC, and a wash hand basin set within a sleek vanity unit with storage. The space also benefits from a uPVC privacy window allowing for natural light, and is enhanced by a heated towel rail, recessed spot lighting, and an extractor fan, creating a bright and luxurious finish.

Bedroom Two

9'9 x 13'2 (2.97m x 4.01m)
Well-proportioned second bedroom, finished in a modern neutral décor with a stylish feature accent wall. The room benefits from fitted wardrobes with sliding mirrored doors, providing excellent storage and enhancing the sense of space. A uPVC window allows for plenty of natural light, while contemporary spot lighting completes this bright and comfortable room.

En-Suite

11'2 x 3'11 (3.40m x 1.19m)
Modern en-suite shower room serving bedroom two, finished with contemporary tiling throughout. Comprising a walk-in shower with glass enclosure and feature tiled wall, a stylish wash hand basin, and a low-level WC. The room benefits from a uPVC privacy window allowing for natural light, and is further enhanced by recessed spot lighting and an extractor fan, creating a bright and well-presented space.

Directions

