



## Dovebrook Close, Stalybridge, SK15 3NH

### Offers over £450,000

Impressive is the best way to describe this fantastic four bedroom detached property quietly tucked away at the head of this popular cul de sac and provides superb family sized accommodation, being ideally located within walking distance to Buckton Vale Primary school and the Nursery with good transport links and some great walks literally upon your doorstep with only a full personal inspection fully revealing the size, the location and quality of property that is on offer.

The well planned and deceptively spacious accommodation has been well cared for and much improved by the present owners and briefly comprises to the ground floor: Entrance porch, entrance hallway with downstairs cloakroom/WC, superbly sized lounge leading to the fantastic conservatory, a great sized family sized open plan fitted dining kitchen, utility room with direct access to the garage. To the first floor there are four excellent sized bedrooms with the main bedroom having an en-suite shower room and a lovely family bathroom/WC. The property further benefits from a great sized driveway to the front providing parking for several vehicles with lawned garden and gives an air of seclusion, whilst to the rear is a good sized sunny landscaped garden to the rear with patio area, side garden with large timber shed. The property further benefits from double glazing and gas central heating and is ideally located in a sought after area of Carrbrook and as previously mentioned, close to local schools, amenities, transport links and Stamford Golf Club.

Fantastic Family Sized Living Accommodation - View Early To Avoid Disappointment!





## GROUND FLOOR

### Porch

Upvc double glazed front door and windows to front and side, tiled floor and Upvc double glazed door to the hallway.

### Entrance Hall

Stairs to the first floor, Upvc double glazed front door, laminate wooden floor, door to downstairs cloakroom/WC.

### Cloakroom/WC

Window to front. wall mounted wash hand basin, low level WC, tiled floor, heated towel rail.

### Lounge

16'8" x 11'3" (5.07m x 3.42m)

Fitted feature fire surround with fire inset, ceiling cornices, TV aerial point, sliding patio doors to the conservatory, radiator.

### Conservatory

10'11" x 22'5" (3.33m x 6.84m)

Great sized conservatory with permanent roof ensuring all round year use with windows overlooking the rear garden, part carpeted and part wooden floored, sliding patio door and other single door to adjacent side, sky light windows and radiator.

### Kitchen/Dining Room

21'5" x 12'0" (6.53m x 3.65m)

Great sized open plan dining room and kitchen with Upvc double glazed box bay window to front and double glazed window to the rear, breakfast bar to the dining room with under stairs storage a cupboard, whilst the kitchen area comprises of a matching range of base and wall units incorporating a single drainer sink unit and Oak work tops over, space for range style cooker with extractor hood, integrated dishwasher, space for fridge freezer, part tiled walls, wooden flooring, door to utility room, ceiling cornices and radiator

### Utility Room

5'11" x 8'6" (1.80m x 2.60m)

Matching range of base and wall units incorporating a single drainer sink unit and work tops over, space and plumbing for automatic washing machine, wooden flooring, Upvc double glazed door and window to the rear, personal door to the garage and radiator.

## FIRST FLOOR

### Landing

### Bedroom 1

12'6" x 10'11" (3.82m x 3.32m)

Window to front, door to en suite shower room, wooden flooring, inset ceiling spot lights and radiator.

### En-suite Shower Room

Walk in shower with rain shower and wet room flooring, wash hand basin, tiled walls and flooring.

### Bedroom 2

12'6" x 9'1" (3.82m x 2.76m)

Window to front, radiator.

### Bedroom 3

8'11" x 7'10" (2.73m x 2.39m)

Window to rear, wooden flooring, radiator.

### Bedroom 4

8'11" x 6'11" (2.73m x 2.10m)

Window to rear, radiator.

### Bathroom/WC

White coloured suite with p shaed panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, tiled walls, window to rear, heated towel rail.

## OUTSIDE

### Garage

17'8"x 8'6" (5.40x 2.60)

Up and over door, power and light.

### Gardens & Driveway

The property benefits from a great sized driveway to the front providing parking for several vehicles with lawned garden and gives an air of seclusion, whilst to the rear is a good sized sunny landscaped garden to the rear with patio area, side garden with large timber shed.

## 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. 132.3 sq. metres (1423.8 sq. feet)

