



Printers Drive, Stalybridge, SK15 3FN

Offers over £375,000

Situated within the highly desirable Carrbrook Conservation Area, this beautifully presented three-bedroom detached family home occupies a peaceful cul-de-sac position, offering both privacy and a strong sense of community. With picturesque countryside walks, the local duck pond and reservoir close by, the setting is ideal for families and outdoor enthusiasts alike, while remaining within the catchment area for well-regarded local schools and convenient amenities.

Internally, the property is bright, spacious and thoughtfully laid out for modern family living. The generous open plan lounge and dining area provides a versatile living space with ample room for both relaxation and entertaining, enhanced by natural light that flows throughout. The kitchen is well proportioned and functional, offering direct access to the integral garage, making everyday living both practical and efficient. A ground floor WC adds further convenience.

Upstairs, three well-sized double bedrooms provide comfortable accommodation. The principal bedroom benefits from its own en-suite shower room, creating a private retreat, while the remaining bedrooms are served by a contemporary four-piece family bathroom, complete with separate bath and shower.

Externally, the property continues to impress. A driveway to the front offers off-road parking and leads to the integral garage. The enclosed front garden has been thoughtfully designed with paving and a decked seating area, offering an attractive and low-maintenance outdoor space ideal for relaxing. To the rear, there is a gravelled area providing additional outdoor space.

Immaculately maintained and presented throughout, this move-in ready home represents an excellent opportunity to acquire a detached family residence in one of the area's most sought-after locations.



GROUND FLOOR

Entrance Hall

Door to side, radiator, doors leading to:

Lounge/Diner

11'9" x 26'9" (3.58m x 8.15m)

Four double glazed windows to rear, two double glazed windows to front, two radiators, stairs leading to first floor.

Kitchen

11'1" x 9'0" (3.37m x 2.75m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, built-in double oven, built-in hob with extractor hood over, built-in microwave, two double glazed windows to front, double glazed window to side, radiator, door leading to garage.

WC

Two piece suite wash hand basin and low-level WC, radiator.

FIRST FLOOR

Landing

Double glazed window to side.

Master Bedroom

14'11" x 14'2" (4.54m x 4.31m)

Double glazed windows to front and rear, built-in wardrobes, radiator, door leading to:

En-suite

Three piece suite with comprising, wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to rear, radiator.

Bedroom 2

11'11" x 12'3" (3.63m x 3.74m)

Double glazed window to rear, radiator.

Bedroom 3

8'5" x 10'0" (2.56m x 3.04m)

Two double glazed windows to front, double glazed window to side, radiator.

Bathroom

Four piece suite comprising, bath, wash hand basin, walk-in shower area and low-level WC, part tiled walls, double glazed window to front, heated towel rail.

OUTSIDE

Block paved driveways to the front, leading to the integral garage. Enclosed paved garden to the front with decked seating area and gravelled area to the rear.

Garage

Up and over door to the front, access door.

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.

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Total area: approx. 104.3 sq. metres (1122.5 sq. feet)

