



## Sparrowfield Close, Stalybridge, SK15 3NN

### Offers over £315,000

Immaculately presented throughout, this impressive three bedroom semi-detached family home is tucked away within a quiet cul-de-sac in the highly sought-after area of Carrbrook. Offering a perfect balance of peaceful surroundings and everyday convenience, the property is ideally positioned close to a range of local amenities, well-regarded schools and excellent transport links, while also being within easy reach of open countryside and picturesque walking routes, making it ideal for those who enjoy an active outdoor lifestyle.

The accommodation is thoughtfully arranged and well maintained, beginning with an inviting entrance hall leading through to a spacious lounge featuring a bay window that allows for an abundance of natural light and enjoys far-reaching views to the rear. The fitted kitchen is well equipped with a range of integrated appliances and also benefits from those same elevated views, providing a practical yet stylish environment for cooking and dining. A versatile third bedroom completes the ground floor layout, offering flexibility for use as a guest room, home office or additional reception space depending on individual needs. A notable feature of the home is that the majority of the rooms are south facing, allowing natural light to flood the property throughout the day.

To the lower ground floor are two further well-proportioned bedrooms, both offering comfortable accommodation, along with a stunning modern bathroom finished to a high standard with contemporary, adding a touch of luxury to the home.

Externally, the property continues to impress with a driveway to the front providing convenient off-road parking. Steps to the side lead down to a well-maintained rear garden, which is also south facing and features a lawn and paved patio areas, perfect for outdoor entertaining, family gatherings or simply relaxing while taking in the pleasant surroundings.

This superb home offers ready to move into accommodation with a versatile layout.



## GROUND FLOOR

### Hall

Door to front, two double glazed windows to front, radiator, stairs leading to lower ground floor, door to storage cupboard, doors leading to:

### Lounge

20'11" x 11'5" (6.38m x 3.49m)

Double glazed bay window to rear, double glazed window to side, two radiators, door leading to:

### Kitchen

15'0" x 9'0" (4.57m x 2.74m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, dishwasher and washing machine, built-in eye level oven, built-in hob with extractor hood over, double glazed window to rear, radiator.

### Bedroom 3

9'8" x 8'6" (2.95m x 2.59m)

Double glazed window to front, radiator.

## LOWER GROUND FLOOR

### Hall

Radiator, doors leading to:

### Bedroom 1

12'4" x 11'0" (3.75m x 3.35m)

Double glazed window to rear, radiator, built-in wardrobe, door leading out to rear.

### Bedroom 2

9'8" x 9'0" (2.95m x 2.74m)

Double glazed window to rear, radiator.

### Bathroom

Three piece suite comprising, freestanding deep bath with shower and hand shower attachment over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side, radiator.

## OUTSIDE

Driveway to the front. Paved patio and lawned south facing garden to the rear.

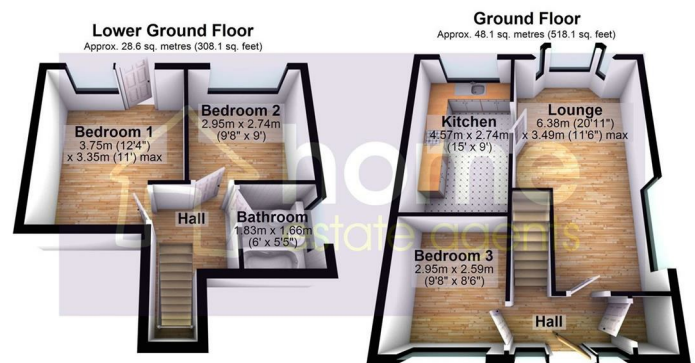
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Total area: approx. 76.8 sq. metres (826.1 sq. feet)

