



## Carrbrook Crescent, Stalybridge, SK15 3LR

### Offers over £265,000

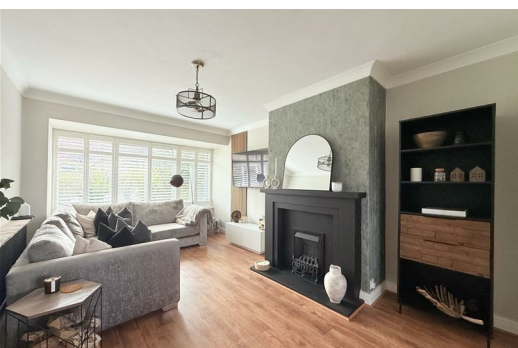
Situated in the highly sought-after area of Carrbrook, this well presented three bedroom semi detached family home offers an excellent opportunity for a range of buyers, particularly growing families looking to settle in a well connected yet semi-rural location. The property enjoys a fantastic position close to a wide range of local amenities, highly regarded schools and excellent transport links, while also being surrounded by stunning countryside and picturesque reservoir walks, providing the perfect balance between convenience and outdoor living.

Internally, the accommodation is thoughtfully arranged and well maintained throughout, creating a warm and welcoming feel from the moment you enter. A useful porch leads into the entrance hall, which in turn provides access to a comfortable and bright lounge, ideal for relaxing. To the rear, the spacious kitchen/diner offers ample room for both cooking and dining, making it a great social hub of the home with pleasant views over the garden.

To the first floor, there are three well proportioned bedrooms, offering flexible accommodation for families, guests or those working from home, along with a family bathroom fitted with a modern suite.

Externally, the property continues to impress with a lawned garden to the front, adding to its kerb appeal, while to the rear there is an enclosed lawned garden providing a private and secure space, ideal for children, pets and outdoor entertaining during the warmer months. The home also offers scope for personalisation, allowing buyers to put their own stamp on the property over time.

This is a fantastic opportunity to acquire a well located home in a desirable area, combining comfortable living space with access to beautiful surrounding countryside.



## GROUND FLOOR

### Porch

Door and window to front, door leading to:

### Hall

Double glazed window to front, stairs leading to first floor, door to storage cupboard, door leading to:

### Lounge

16'7" x 10'6" (5.05m x 3.20m)

Double glazed window to front, feature fireplace with inset fire, radiator, open plan to:

### Kitchen

10'8" x 16'8" (3.24m x 5.08m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob, built-in microwave, two double glazed windows to rear, radiator, door leading out to rear.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Bedroom 1

11'6" x 9'9" (3.50m x 2.97m)

Double glazed window to front, radiator.

### Bedroom 2

11'6" x 8'11" (3.51m x 2.72m)

Double glazed window to rear, radiator.

### Bedroom 3

6'11" x 6'7" (2.11m x 2.01m)

Double glazed window to front, radiator.

### Bathroom

Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, part tiled walls, two double glazed windows to rear, heated towel rail.

## OUTSIDE

Lawned garden to the front with mature planted border. Enclosed lawned garden to the rear.

## 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. 75.6 sq. metres (813.8 sq. feet)

