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# Carrbrook Crescent, Stalybridge, SK15 3LR

## Offers in the region of £285,000

Nestled in the picturesque Carrbrook Crescent, this charming semi-detached house offers a delightful blend of comfort and convenience. Built in the 1970s, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this property is its large private back garden, which includes a lovely summer house, offering versatile options for use, whether as a garden retreat, a play area, or a workspace. The garden is a true haven, surrounded by the beauty of the countryside, with scenic walks right on your doorstep, allowing you to immerse yourself in nature.

For golf enthusiasts, Stamford Golf Course is just a five-minute stroll away, providing an excellent opportunity to enjoy the sport in a stunning setting. Additionally, local amenities are conveniently located within a five-minute drive, or you can easily access them via the local bus service, ensuring that all your daily needs are met with ease.

The property also offers parking for two vehicles, adding to the convenience of this lovely home. With its ready-to-move-into condition, this house is perfect for those looking to settle down without the hassle of renovations. Experience the charm of Carrbrook and make this delightful property your new home.







## GROUND FLOOR

### Porch
2'4" x 5'10" (0.70m x 1.78m)
Entrance porch, ideal for muddy boots / shoes

### Hall
6'7" x 5'10" (2.00m x 1.78m)
Lovely large hallway with stairs leading up, understairs storage cupboard. doors leading into living room & kitchen

### Living Room
16'7" x 10'7" (5.05m x 3.23m)
Nice big double glazed window allowing lots of light. Gas fire

### Kitchen/Diner
10'11" x 16'9" (3.33m x 5.11m)
Double glazed window over looking the garden. Cream base & top units with solid wooden work tops. Stunning belfast style sink & cream ranger cooker with 5 rings / grill top.

### Cupboard
3'1" x 2'7" (0.95m x 0.80m)
under stairs storage

## FIRST FLOOR

### Landing
10'4" x 6'4" (3.15m x 1.92m)
Landing with doors to beds 1, 2, & 3. door leading into bathroom. double glazed window to the side

### Bedroom 1
12'11" x 10'2" (3.94m x 3.09m)
Window to front with beautiful hill views, new carpet & well decorated

### Bedroom 2
10'0" x 9'0" (3.05m x 2.74m)
Window to rear,

### Bedroom 3
6'11" x 6'4" (2.10m x 1.92m)
Window to front,

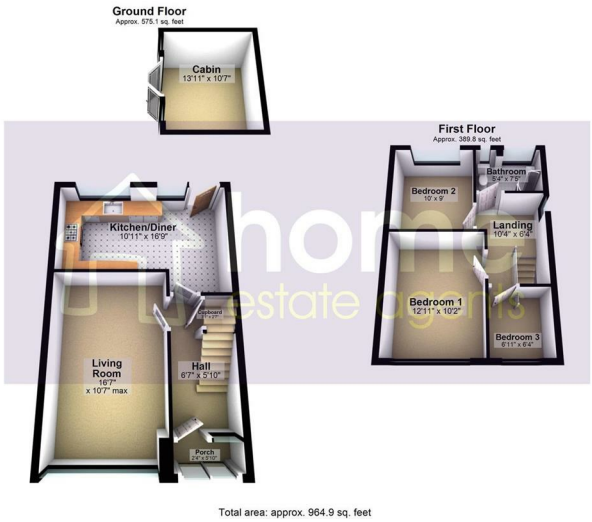
### Bathroom
5'5" x 7'5" (1.64m x 2.27m)
Two windows to rear, heated towel rail, Large corner stand up shower cubicle, toilet & vanity sink with storage.

### Outside Cabin
Great sized summer house with so many different uses. Currently used as a gym / storage for garden furniture. Perfect for anyone working from home

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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.

## WWW.HOMEEA.CO.UK



Total area: approx. 964.9 sq. feet





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