



52 Carrbrook Crescent, Stalybridge, SK15 3LR

£335,000

This beautifully presented three bedroom detached family home sits on a generous plot on Carrbrook Crescent and offers well planned living space set over two floors.

As you arrive, you're welcomed by an imprinted concrete driveway with plenty of off road parking. Step inside and you'll find an entrance vestibule leading into a hallway, with a handy WC just off to the side-perfect for busy family life.

The lounge is an inviting space, thanks to the large front bay window that fills the room with natural light. A media wall with an inset electric fire creates a stylish focal point, making it the ideal spot to unwind. Double doors then take you through to the modern kitchen/diner, complete with a fully integrated kitchen, sleek gloss cabinetry, and French doors that open straight out to the rear garden.

Upstairs, there are three well proportioned bedrooms and a modern family bathroom finished to a high standard, featuring vanity storage and recessed shelving.

The rear garden is a real highlight. It's beautifully landscaped, low maintenance, and perfect to enjoy all year round. You'll find a generous decked patio with a metal gazebo

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Entrance Vestibule

Sliding door to:

Hallway

Radiator. Stairs to first floor. Door to:

WC

Two piece suite comprising, corner vanity wash hand basin and low-level WC. Ceiling light.

Lounge

15'11" x 10'8" (4.85m x 3.25m)

Bow window to front elevation. Media wall with inset electric living flame effect fire. Radiator. Ceiling light. Double doors to:

Kitchen/Dining Room

10'11" x 16'9" (3.33m x 5.11m)

Fitted with a matching range of base and eye level units with worktop space over. Composite one and a half bowl sink with drainer and mixer tap. Integrated fridge/freezer and washing machine. Plumbing for dishwasher. Built-in eye level electric oven. Built-in eye level microwave. Built-in four ring gas hob with extractor hood over, Window to rear elevation. Radiator. Downlights to ceiling. French doors leading out to rear garden.

Stairs and Landing

10'4" x 6'3" (3.15m x 1.91m)

Window to side elevation. Access to loft via loft hatch. Doors to all bedrooms and bathroom.

Bedroom One

13'3" x 10'2" (4.04m x 3.10m)

Window to front elevation. Radiator. Ceiling light.

Bedroom Two

11'3" x 10'2" (3.43m x 3.10m)

Window to rear elevation. Radiator. Ceiling light.

Bedroom Three

6'11" x 6'3" (2.11m x 1.91m)

Window to front elevation. Radiator. Ceiling light.

Bathroom

Three piece suite comprising of P shaped bath complete with glass shower screen and mains fed shower over, vanity unit with inset sink and low-level WC. Fully tiled walls. Window to rear elevation. Heated towel rail.

Outside and Gardens

Imprinted concrete driveway to the front providing ample off road parking for two/three vehicles with planted border. Good sized enclosed and well maintained landscaped garden to the rear with decked patio area covered with an all weather metal gazebo, sleeper borders with step leading up to further decking area, feature artificial lawn area and seating area with planted borders. Hot and cold outside taps. External power socket. Security lighting. Covered car port area to the side providing storage space with lighting and up and over door access to the front.

Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: D





Total area: approx. 80.8 sq. metres (869.4 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	82	England & Wales		EU Directive 2002/91/EC	69

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