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# School Lane, Stalybridge, SK15 3RE

## Offers in the region of £420,000

This well presented three bedroom detached property is situated in the popular Carrbrook area and offers spacious accommodation that will appeal to a wide range of buyers, particularly growing families. The surrounding area benefits from a variety of local amenities in both Carrbrook and nearby Millbrook, ensuring everyday conveniences are close at hand. Stamford Golf Club is also within easy reach, along with a number of picturesque countryside walks, making this a fantastic location for those who enjoy outdoor activities while still being within convenient reach of local facilities and transport links.

The accommodation begins with an entrance hall leading into a comfortable lounge which is open plan to the dining room, creating a bright and welcoming living space ideal for both everyday family life and entertaining. From the dining area, doors open into the conservatory which provides an additional reception area and enjoys pleasant views over the rear garden. The ground floor further benefits from a well proportioned kitchen/breakfast room offering ample space for informal dining. In addition, the former garage has been thoughtfully converted to create a useful office and separate store room, providing flexible space which could be ideal for those working from home or in need of additional storage.

To the first floor the property offers three well sized bedrooms, with the main bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom, completing the first floor accommodation.

Externally, the property enjoys a lawned garden and driveway to the front providing off road parking. To the rear is an enclosed garden mainly laid to lawn with a paved patio area, offering an ideal space for outdoor seating, relaxing and entertaining during the warmer months.

Overall, this attractive detached home offers a great balance of indoor and outdoor space in a highly regarded residential location.

## GROUND FLOOR

### Hall
Door to front, radiator, stairs leading to first floor, door leading to:

### Lounge
15'0" x 10'9" (4.57m x 3.28m)
Double glazed window to front & side, radiator, open plan to:

### Dining Room
10'2" x 8'10" (3.10m x 2.68m)
Radiator, door leading to kitchen, double glazed French door leading to:

### Conservatory
Double glazed windows to sides, two radiators, double glazed French doors opening out to rear garden.

### Kitchen/Breakfast Room
8'6" x 14'0" (2.59m x 4.26m)
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, plumbing for dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed window to side, radiator, door leading out to side, door leading to:

### Office
10'0" x 9'0" (3.05m x 2.74m)
Double glazed window to side, radiator, door leading to:

### Store Room
Up and over door to the front.

## FIRST FLOOR

### Landing
Doors leading to:

### Bedroom 1
13'4" x 10'9" (4.06m x 3.28m)
Double glazed window to front, radiator, door leading to:

### En-suite
Three piece suite comprising, vanity wash hand basin, tiled shower enclosure and low-level WC, double glazed window to side, heated towel rail.

### Bedroom 2
13'4" x 9'0" (4.06m x 2.74m)
Double glazed window to front, radiator.

### Bedroom 3
8'9" x 14'0" (2.66m x 4.26m)
Double glazed window to rear, radiator.

### Bathroom
Three piece suite comprising, panelled bath with shower over, vanity wash hand basin and low-level WC, heated towel rail.

## OUTSIDE
Driveway and lawned garden to the front. Enclosed garden to the rear with lawn, paved patio area and raised planted border.

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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.

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Total area: approx. 110.4 sq. metres (1188.8 sq. feet)