



## Carr Rise, Stalybridge, SK15 3NY

**Offers over £315,000**

Would you like to live in a beautiful little village in a rural location with stunning walks right on your doorstep ? If the answer is yes then look no further. This absolutely stunning property is situated on Carr Rise in Carrbrook Village which is a conservation area on a big plus side.

On arrival at the property you are greeted with a period terrace with a small well presented garden and an entrance porch.

Inside the property you will find a living room , very large kitchen and conservatory on the ground floor which leads into a long sweeping garden and garage with 2 parking spaces at the bottom.

On the first floor you will find a family 4 piece bathroom , a very large Master Bedroom with fitted wardrobes and a 2nd double bedroom.

The property has been finished to a high standard and is in immaculate condition.

**\*\* Viewing this property is essential as this stunning home wont be on the market long. \*\***





## GROUND FLOOR

### Porch

3'0" x 4'0" (0.91m x 1.22m)

Door to:

### Entrance Hall

Stairs, door to:

### Living Room

10'0" x 13'0" (3.05m x 3.96m)

Window to front, door to:

### Kitchen/Dining Room

8'10" x 16'4" (2.68m x 4.98m)

Door to:

### Conservatory

Window to front, two windows to side, two windows to rear, double door, door.

## FIRST FLOOR

### Bathroom

Window to rear, door to:

### Bedroom 2

12'0" x 8'0" (3.66m x 2.44m)

Window to rear, door to:

### Bedroom 1

15'1" x 14'0" (4.61m x 4.27m)

Window to front, door to:

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### 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.



Total area: approx. 83.2 sq. metres (895.8 sq. feet)

