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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

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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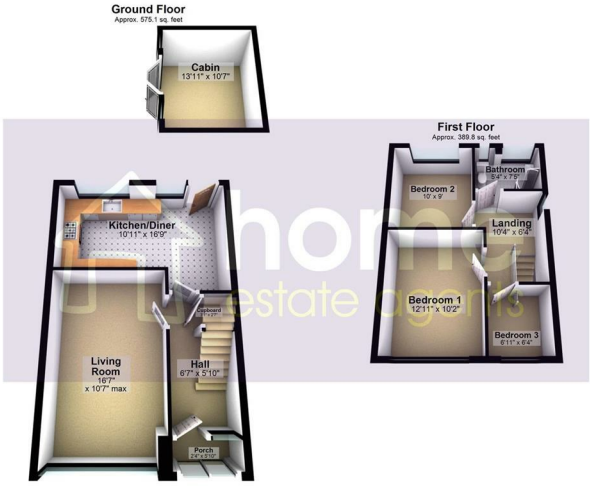

Phoenix House, 4 Huddersfield Road, Stalybridge, Cheshire, SK15 2QA
Tel: 0161 304 0000 **Email:** sales@homeea.co.uk www.homeea.co.uk