



## Sparrowfield Close, Stalybridge, SK15 3NN

**Price £310,000**

Nestled in the charming area of Sparrowfield Close, Carrbrook, Stalybridge, this delightful semi-detached house offers a perfect blend of comfort and rural beauty. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The stunning four-piece bathroom is a standout feature, designed to offer a luxurious experience with modern fixtures and ample space. Additionally, the property boasts a dedicated office, making it an excellent choice for those who work from home or require a quiet space for study.

Outside, the large back garden presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, play, or simply soaking in the serene surroundings. The double car driveway ensures convenient parking for up to two vehicles, adding to the practicality of this lovely home.

Situated in a rural location, this property offers breathtaking views that enhance the tranquil lifestyle it provides. With its combination of spacious living areas, modern amenities, and picturesque scenery, this semi-detached house is a rare find in the Stalybridge area. Do not miss the chance to make this charming residence your new home.





## FIRST FLOOR

### Entrance Hall

Window to front, stairs, two doors.

### Storage

### Living Room

Window to rear, double door, door to:

### Kitchen/Diner

Window to rear, door to:

### Bedroom 2

Window to front.

## GROUND FLOOR

### Hall

### Bathroom

Door to:

### Office

Window to side, door to:

### Bedroom 1

Window to rear, door to:

### Bedroom 3

Window to rear, door to:

## 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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Total area: approx. 109.4 sq. metres (1177.3 sq. feet)

