**Carrbrook Crescent**
**Stalybridge, SK15 3LR**

**Offers over £280,000**

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Occupying a desirable position within the highly sought after Carrbrook area, this outstanding three bedroom semi-detached home has been thoughtfully refurbished throughout to an exceptional standard. This impressive home is perfect for the growing family, offering beautifully presented accommodation that is ready to move straight into.

Surrounded by breathtaking countryside and picturesque reservoir walks, the property enjoys the very best of both worlds, providing a peaceful setting whilst remaining within easy reach of a wide range of local amenities, highly regarded schools, and excellent transport links for commuters.

The current owners have undertaken an extensive programme of refurbishment, with significant improvements including a stunning newly fitted kitchen, a contemporary family bathroom, replacement double glazed windows throughout, a new boiler and updated electrics, ensuring the home offers both modern comfort and long-term peace of mind.

The well-planned accommodation begins with an entrance porch leading into a welcoming hallway, which in turn provides access to the lounge, creating the perfect space to relax. To the rear, the impressive kitchen/diner has been beautifully appointed with modern fittings and offers an excellent space for both everyday family life and entertaining, with ample room for dining and direct access to the rear garden.
To the first floor are three well-proportioned bedrooms, together with a stylishly appointed family bathroom finished with contemporary fixtures and fittings.

Externally, the property is complemented by a lawned garden to the front, whilst to the rear there is an enclosed garden featuring a paved patio area and lawn.

Offering a superb combination of quality, location and lifestyle, this exceptional home represents a fantastic opportunity to acquire a fully modernised family property in one of Carrbrook's most desirable residential locations.

## GROUND FLOOR

### Porch
Door to front, double glazed window to front, door leading to:

### Hall
Double glazed window to side, radiator, stairs leading to first floor, doors leading to:

### Lounge 16'6" x 10'6" (5.03m x 3.20m)
Double glazed window to front, radiator.

### Kitchen/Diner 8'6" x 16'10" (2.59m x 5.12m)
Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, radiator, door leading out to rear garden.

## FIRST FLOOR

### Landing
Double glazed window to side, doors leading to:

### Bedroom 1 11'6" x 10'3" (3.51m x 3.13m)
Double glazed window to front, radiator.

### Bedroom 2 11'7" x 9'0" (3.53m x 2.74m)
Double glazed window to rear, radiator.

### Bedroom 3 7'0" x 6'4" (2.13m x 1.93m)
Double glazed window to front, radiator.

### Bathroom 5'5" x 7'7" (1.66m x 2.30m)
Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, tiled walls, heated towel rail, two double glazed windows to rear.

## OUTSIDE
Lawned garden to the front. Enclosed garden to the rear with paved patio and lawn area.

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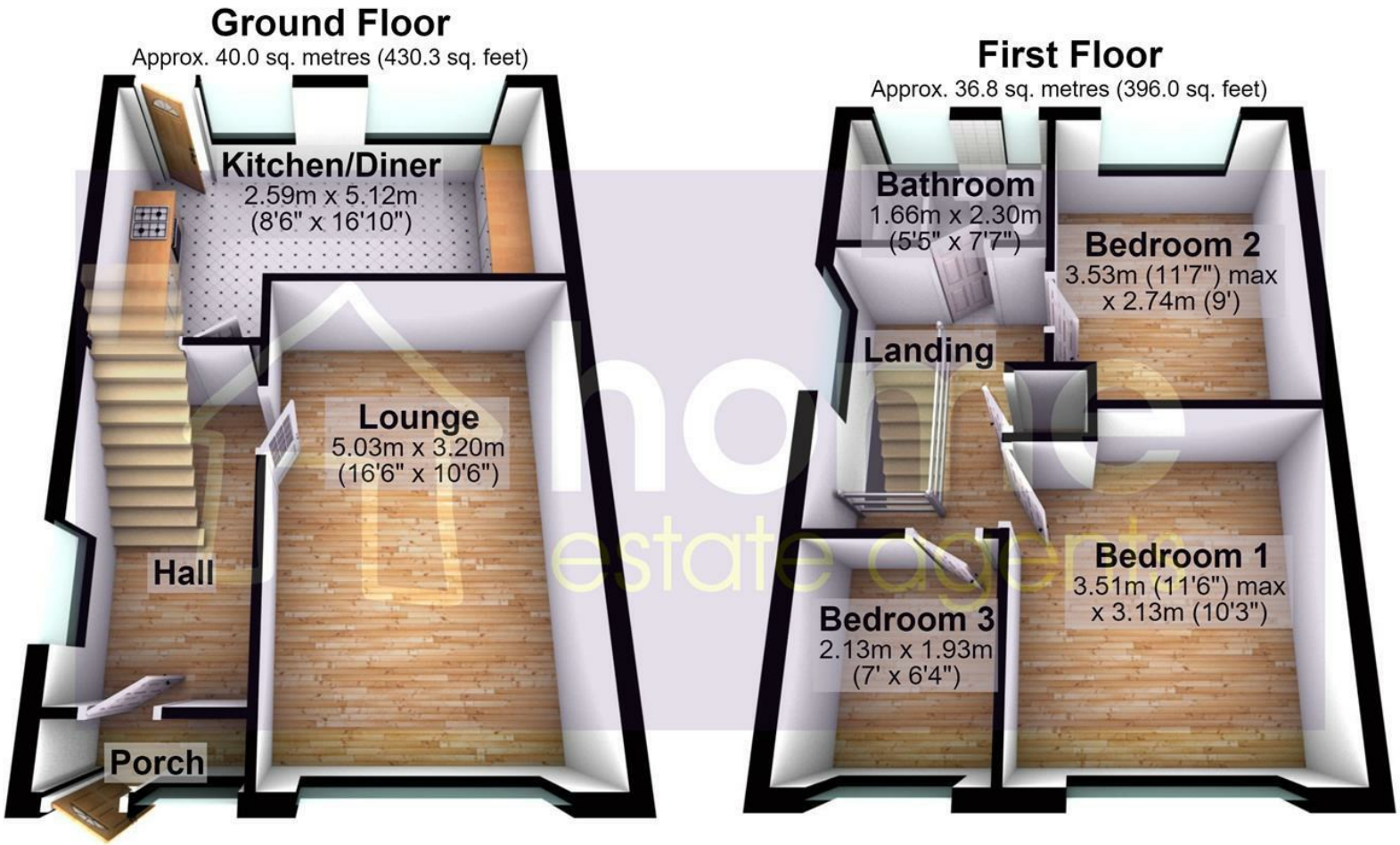

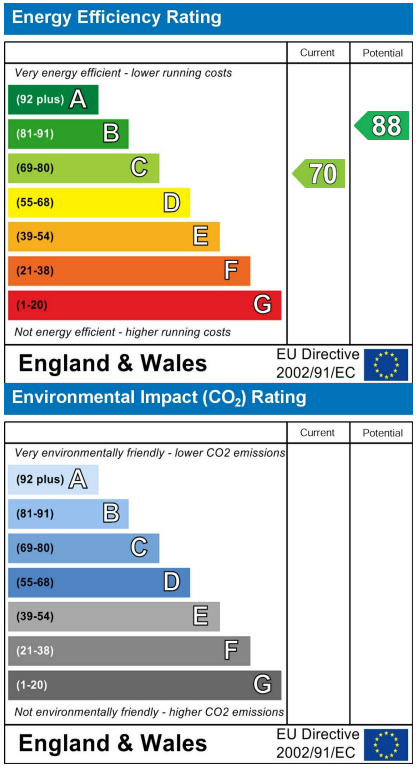
Total area: approx. 76.8 sq. metres (826.3 sq. feet)