



## Swallow Close, Stalybridge, SK15 3LU

**Offers over £625,000**

Offered to the market in the highly regarded Carrbrook area, in a sought after cul-de-sac is this outstanding four-bedroom executive detached family home, which has been extensively and tastefully upgraded by the current owners to create a high-quality, turnkey residence. The property delivers an exceptional level of internal space, with a particular emphasis on flexible and versatile ground-floor accommodation that perfectly suits modern family living and home working requirements.

The location is a significant advantage, with Buckton Vale Primary School within comfortable walking distance and the property falling within the catchment area for the ever-popular Mossley Hollins High School. Carrbrook itself is well known for its semi-rural feel, community atmosphere, and access to surrounding countryside, while still remaining convenient for local amenities and commuter links.

The accommodation is both spacious and well planned, beginning with a welcoming porch leading into a the hallway with a downstairs WC. There is a comfortable lounge and an impressive family room featuring a log burner, skylights, and bi-fold doors that open directly onto the rear garden, creating a seamless indoor-outdoor living experience. The kitchen/diner is equally striking, again benefiting from bi-fold doors to the garden, making it perfect for entertaining and everyday use. The former double garage has been thoughtfully converted into a generous office or additional sitting room, complete with French doors opening onto the rear garden.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, along with a modern family bathroom.

Externally, the property boasts a lawned garden to the front and a driveway providing ample off-road parking. The enclosed rear garden is a particular highlight, offering a paved patio area, a lawned section, and far-reaching open views, providing an attractive setting for relaxation and entertaining.





## GROUND FLOOR

### Porch

Double doors to front, door leading to:

### Hallway

Radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

### WC

Two piece suite comprising, wash hand basin and low-level WC, tiled splashback, double glazed window to front.

### Lounge

14'2" x 11'9" (4.33m x 3.58m)

Double glazed window to front, feature fireplace with inset fire, radiator, bi-fold door leading to:

### Family Room

30'9" x 12'0" (9.36m x 3.66m)

Double glazed window to rear, four ceiling skylights, feature log burning stove, two radiators, bi-fold door opening out to rear garden.

### Kitchen/Diner

14'0" x 18'2" (4.26m x 5.54m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, plumbing for dishwasher, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to rear, two radiators, bi-fold door opening out to rear garden, door leading to:

### Office / Sitting Room

17'1" x 16'0" (5.20m x 4.87m)

Two radiators, double glazed French door opening out to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

15'0" x 15'3" (4.57m x 4.65m)

Double glazed window to front, radiator, door leading to:

### En-suite

6'4" x 5'9" (1.92m x 1.76m)

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

### Bedroom 2

12'7" x 8'8" (3.84m x 2.64m)

Double glazed window to front, radiator.

### Bedroom 3

10'8" x 11'9" (3.26m x 3.58m)

Double glazed window to rear, radiator.

### Bedroom 4

10'8" x 8'8" (3.26m x 2.64m)

Double glazed window to rear, radiator.

### Bathroom

6'9" x 6'10" (2.06m x 2.09m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

## OUTSIDE

Lawned garden to the front with spacious driveway. Enclose garden to the rear with paved patio and lawn areas and stunning long range views.

## 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.

[WWW.HOMEAA.CO.UK](http://WWW.HOMEAA.CO.UK)

