



## 2 Carrbrook Crescent, Stalybridge, SK15 3LP

**£350,000**

Welcome to Carrbrook Crescent! Perfectly positioned on a well regarded cul de sac within walking distance of Carrbrook Village and enjoying stunning hillside views to both the front and rear, this spacious four bedroom family home offers versatile living accommodation, a beautifully landscaped South facing garden, garage, and plenty of space for a growing family to settle straight into. If you are searching for a home that feels peaceful and close to the countryside whilst still being well connected for everyday life, this one is certainly worth a look.

The property is approached via a generous block paved driveway providing off road parking for multiple vehicles, alongside a neat lawned front garden which gives the home a welcoming first impression. Step inside into a bright entrance hallway with stairs rising to the first floor. The lounge sits to the front of the property and offers a cosy yet spacious setting for relaxing evenings and family movie nights. To the rear of the home you will find the dining area opening through to the kitchen, creating a sociable layout that works perfectly for everyday family life and entertaining alike. A conservatory completes the ground floor and provides a lovely additional sitting area overlooking the garden - ideal for enjoying a quiet morning coffee or unwinding at the end of the day.

Upstairs, the main bedroom is beautifully presented in calming neutral tones and enjoys lovely views across the surrounding hillside. There are two further double bedrooms, one benefitting from dual aspect windows allowing for plenty of natural light, whilst the third overlooks the rear garden. A fourth single bedroom offers flexibility to suit your needs, whether as a child's bedroom, nursery or home office. The family bathroom is well appointed and serves all four bedrooms comfortably.

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Outside, the South facing rear garden has been thoughtfully landscaped with ease of maintenance in mind, allowing you to spend more time enjoying the space rather than maintaining it. With patio seating areas, raised decking and an artificial lawn, it is a fantastic garden for summer evenings, family gatherings or simply sitting back and enjoying the sunshine.

The garage provides excellent additional storage with an electric roller shutter door to the front and separate rear access, whilst also offering future potential for conversion or further expansion, subject to any necessary permissions.

Location-wise, it's easy to see why Carrbrook remains such a sought after place to call home. Whilst enjoying a peaceful setting close to beautiful open countryside, the property is still just a short drive from the shops, cafés and transport links of Stalybridge. Stunning local walks, reservoirs and hillside scenery are all right on your doorstep, making this an ideal spot for anyone who enjoys the outdoors. Families will also appreciate being within the catchment area for the highly regarded Millbrook Primary School and Mossley Hollins High School, adding even more appeal to this fantastic family home.

## Entrance Hall

Window to front elevation. Stairs to first floor. Ceiling light. Radiator. Door to:

## Lounge

14'10" x 10'8" (4.52m x 3.25m)

Window to front elevation. Ceiling light. Radiator. Door to:

## Dining Area

8'7" x 8'1" (2.62m x 2.46m)

Laminate flooring. Radiator. Ceiling light. Open plan with kitchen. Sliding doors to conservatory.

## Kitchen

11'5" x 8'7" (3.48m x 2.62m)

Fitted with matching range of base and eye level units with coordinating worktops over. Built-in eyelevel electric oven and grill with built-in microwave oven over. Plumbed for automatic washing machine. One and a half bowl sink with drainer and mixer tap. Five gas hob with extractor hood over. Space for fridge freezer. Ceiling light. Open plan with dining area.

## Conservatory

Double doors leading out to rear garden.

## Garage

Electric up and over door to front elevation. Window to rear. Door leading to rear garden.

## Stairs and Landing

Doors to all bedrooms and family bathroom.

## Bedroom One

13'1" x 10'8" (3.99m x 3.25m)

A calming master bedroom decorated in neutral tones. Window to front elevation with far reaching Hillside views. Radiator. Ceiling light.



### Bedroom Two

14'1" x 10'4" (4.29m x 3.15m)

Window to front elevation. Window to rear elevation. Ceiling light. Radiator.

### Bedroom Three

10'4" x 10'8" (3.15m x 3.25m)

A double bedroom with window to rear elevation. Radiator. Ceiling light.

### Bedroom Four

6'11" x 6'0" (2.11m x 1.83m)

Window to front elevation. Ceiling light. Radiator.

### Bathroom

A fully tiled bathroom fitted with three-piece white bathroom suite comprising panelled bath with glass shower screen and mains fed shower over, WC, and hand wash basin. Two windows to rear elevation. Chrome heated towel rail. Downlights to ceiling.

### Outside and Gardens

Large block paved driveway to front providing off road parking for multiple vehicles. Neat lawned front garden.

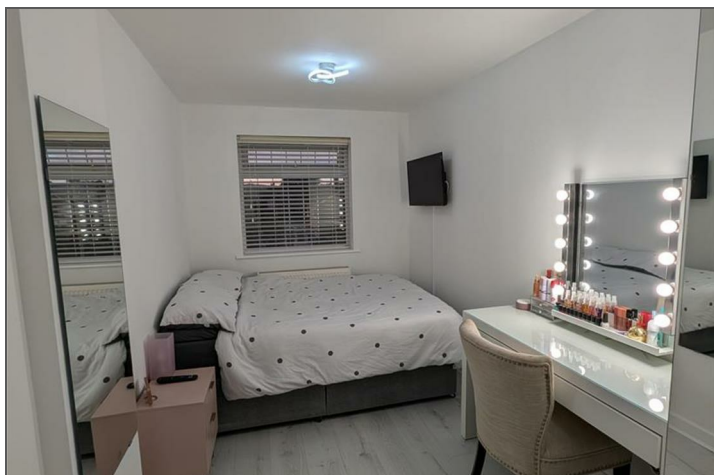
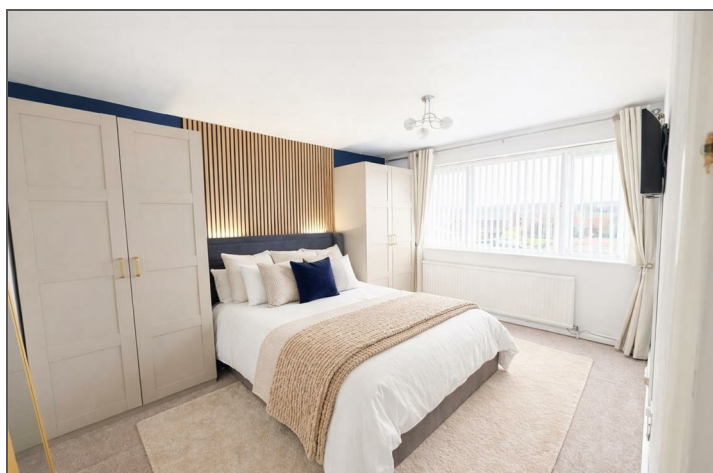
South facing landscaped rear garden with patio areas, a raised decking area, and artificially turfed lawn.

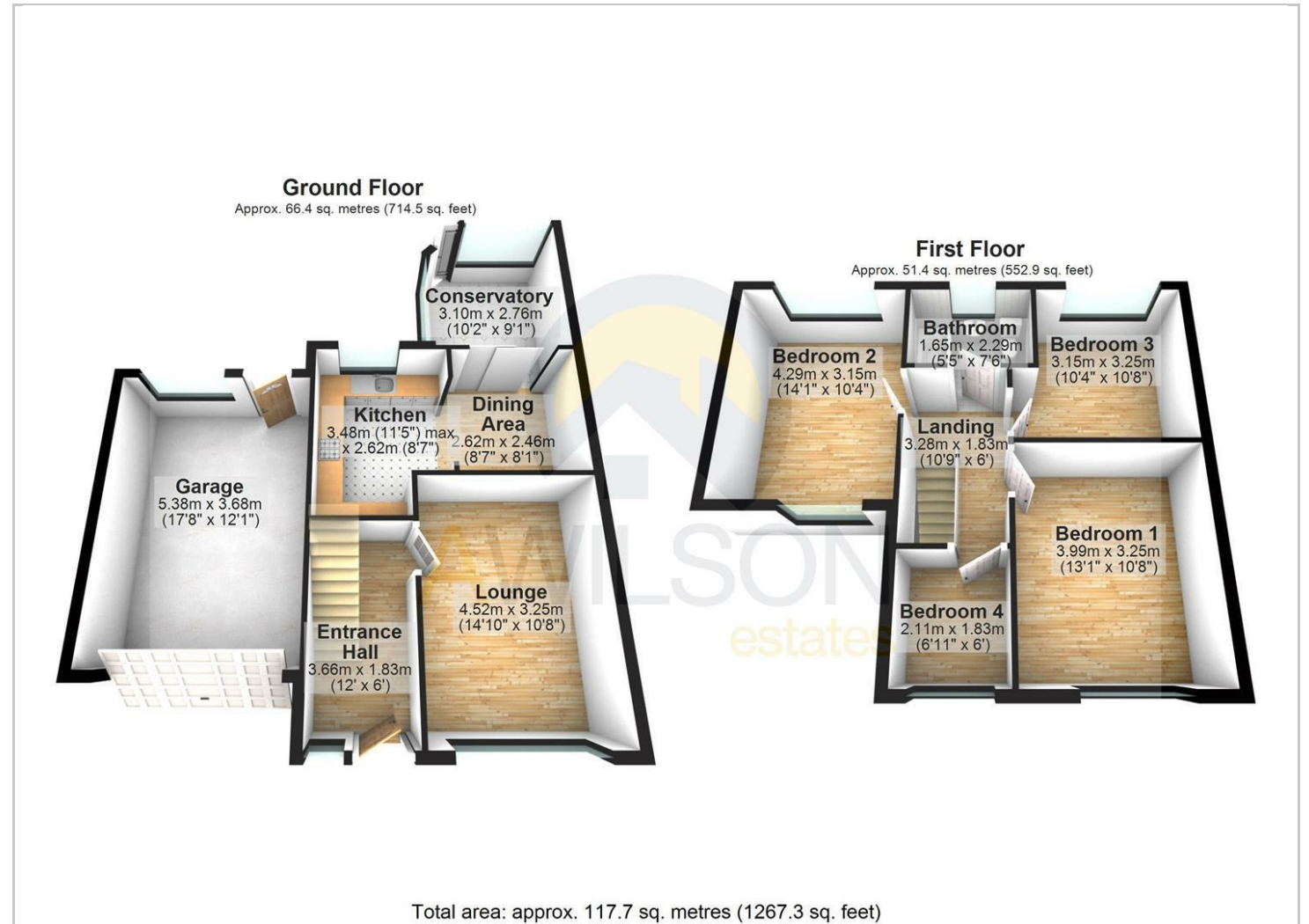
### Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: D





## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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