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14 Sparrowfield Close, Carrbrook, Stalybridge, SK15 3NN

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Asking Price £315,000

This three-bedroom semi-detached house is offered for sale in Stalybridge, within the Carrbrook area, and is presented in good condition, ready to move into. The property provides a practical layout with one reception room, one kitchen and one bathroom, making it suitable for a range of buyers seeking a well-maintained home.

The ground floor includes a reception room that can be arranged as a combined living and dining space, leading through to a functional kitchen. With one double bedroom also occupying the ground floor. Downstairs there are two double bedrooms, offering flexible accommodation for a family, couple or those needing additional space for guests or home working. The bathroom serves all three bedrooms, and finally a separate utility space.

Externally, the property benefits from a landscaped garden with a pergola, creating a defined outdoor area that can be enjoyed for relaxation, outdoor dining or entertaining.

Carrbrook sits on the edge of Stalybridge, close to open countryside and walking routes around the Pennines and nearby local green spaces. Stalybridge town centre provides a selection of supermarkets, independent shops, cafés, pubs and essential services, along with primary and secondary schools in the wider area.

Public transport is accessible from Stalybridge railway station, which offers regular services to Manchester Piccadilly, typically taking around 15–20 minutes, as well as routes towards Huddersfield and Leeds. Local bus services operate between Carrbrook, Stalybridge and neighbouring Tameside towns, providing links to further amenities and employment centres. Road connections via the A635 and nearby motorway network offer access towards Manchester and the wider Greater Manchester area.

This three-bedroom semi-detached house for sale in Stalybridge represents an opportunity to purchase a ready-to-occupy home with a landscaped garden in a residential setting, with access to local facilities, schooling options and transport links.

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The floor plan for the second floor is shown. It includes two bedrooms, a bathroom, a utility room, and a central hall. Bedroom 1 is located on the right side, and Bedroom 2 is on the left. The bathroom is situated between the two bedrooms. The utility room is located at the bottom right, adjacent to the bathroom. The hall connects the bedrooms and the utility room. The plan also shows a staircase leading down from the hall.

The floor plan shows a rectangular layout. On the left side, there is a vertical strip containing two rooms: a yellow 'KITCHEN' at the top and a larger yellow 'BEDROOM 3' at the bottom. To the right of these is a large yellow 'LOUNGE'. A staircase, represented by a series of horizontal lines, is located between the lounge and the bedroom. At the bottom of the plan is a brown 'ENTRANCE HALL' which provides access to the kitchen, bedroom, and lounge. A small brown 'CUPBOARD' is situated in the bottom right corner, adjacent to the entrance hall. Doors are indicated by lines with arcs showing the swing direction.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		65	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			

England & Wales

EU Directive 2002/91/EC



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(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









