



44 Crowswood Drive, Stalybridge, SK15 3RJ

£265,000

A Wilson Estates are delighted to offer for sale this modern three bedroom semi-detached family home. Located on the highly sought-after Churchfields Estate, this home is ideal for families and professionals alike, and is located just a short distance from Stalybridge town centre, where you can take advantage of the shops, bistros, and superb transport links.

For nature lovers, the home is located on the doorstep of Stalybridge Country Park, providing easy access to scenic countryside walks. The combination of urban convenience and rural charm makes this property a fantastic choice for those seeking the best of both worlds.

In brief the property comprises of an entrance hallway, a downstairs wc, a lounge, and a stylish modern kitchen which opens up into the conservatory - a great addition to the homes layout providing a multi functional space - could it be a dining room, a second sitting room or a childrens playroom? How would you use this space?

Externally, the property benefits from a a block-paved driveway complete with EV car charger. With double gates leading to a detached garage, there is plenty of off road parking available. To the rear if the home is a low-maintenance garden with paved patio areas.

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Hallway

Tiled flooring. Stairs leading to first floor. Radiator. Ceiling light. Door to:

WC

uPVC double glazed window to front elevation. Two piece white suite comprising wash hand basin and low-level WC. Tiled walls. Heated towel rail.

Lounge

15'7" x 13'6" (4.75m x 4.11m)
uPVC double glazed window to front elevation. Radiator. Ceiling light. Door to:

Kitchen/Diner

9'0" x 13'6" (2.75m x 4.11m)
A modern bright kitchen fitted with a matching range of base and eye level units with coordinating worktop space over. Integrated appliances including integrated fridge/freezer and dishwasher, built-in eye level electric oven and microwave, and four ring electric hob with extractor hood over. uPVC window to rear elevation. Tiled flooring. Open plan to:

Conservatory

Fully double glazed conservatory with tiled flooring. Radiator. Ceiling light. Double glazed French doors leading out to rear garden.

Landing

Ceiling light. Door to:

Master Bedroom

10'8" x 10'5" (3.25m x 3.18m)
Two uPVC double glazed windows to front

elevation. Two radiators. Built in double wardrobe. Build in storage cupboard.

Bedroom 2

10'6" x 7'4" (3.20m x 2.23m)
Double glazed window to rear. Radiator. Ceiling light.

Bedroom 3

7'6" x 6'0" (2.29m x 1.83m)
Double glazed window to rear. Radiator. Ceiling light.

Shower Room

5'3" x 7'4" (1.60m x 2.23m)
Fitted with modern three piece suite comprising walk-in shower with rainfall-style head and a separate handset, wash hand basin and low-level WC. Heated towel rail. uPVS double glazed window to side.

Externally

To the front of the home there is a a block-paved driveway complete with EV car charger. Double gates to the side of the house lead to a detached garage, with plenty of off road parking available. To the rear of the home is a low-maintenance garden with paved patio areas.

Additional Information:

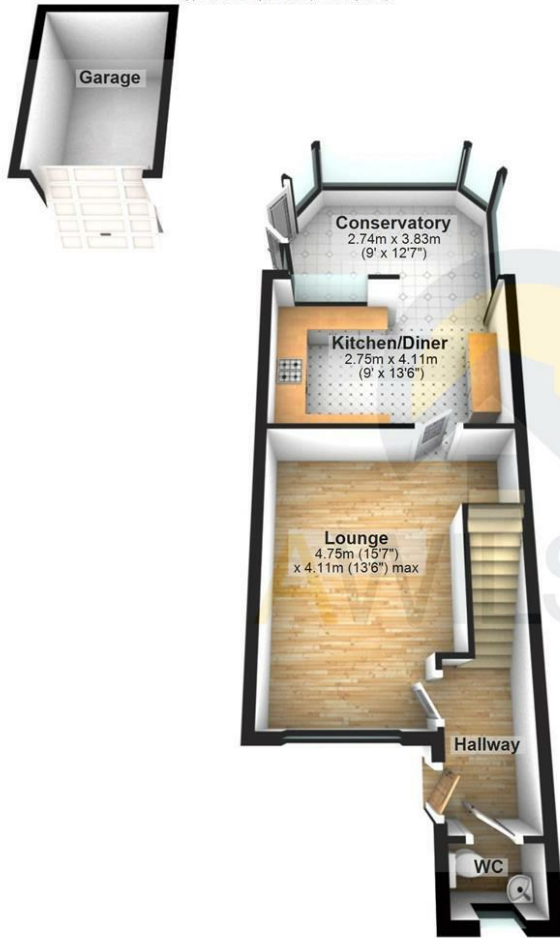
Tenure: Freehold
EPC Rating: C - 69 - 82
Council Tax Band: C





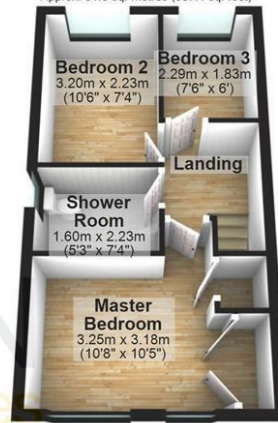
Ground Floor

Approx. 54.8 sq. metres (589.8 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



Total area: approx. 86.1 sq. metres (927.2 sq. feet)

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) A			
(81-91) B			82
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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