



## 100 Calico Crescent, Stalybridge, SK15 3FJ

**£350,000**

Welcome to Calico Crescent, this beautifully presented family home is situated on this most popular and desirable roads within the area, and requires a full internal inspection to appreciate all it has to offer.

Coming to the market for the first time since being built, this stylish property is ready for the next family to move in and create memories.

With views from most aspects, and access to many local walks and Stalybridge Country Park this home offers a true feeling of being nestled within a pretty backwater, whilst also being a short drive from the bustling & historic market town of Stalybridge in one direction, whilst the popular villages of Saddleworth with its cafes restaurants and independent shops, lie in the other.

The frontage promises something special, and once inside you will not be disappointed. You are welcomed in through the bright entrance hallway, there is a downstairs cloak, spacious lounge and a fantastic sized dining kitchen. The orangery is the heart of this home! What would you do with this space?

# 100 Calico Crescent

Carrbrook, Stalybridge, SK15 3FJ

**£350,000**



## Entrance Hallway

Gorgeous composite front door gives you an idea of what's inside. Turning staircase rising to the first floor, door to the lounge, access to the downstairs w.c.

## Downstairs W.C

Opaque window to the front elevation, low level w.c, hand wash basin.

## Lounge

15'3 x 11'11 (4.65m x 3.63m)

Window to the rear elevation with views over the garden, handy under stairs storage cupboard, wall mounted electric fire, door into the dining kitchen.

## Dining Kitchen

15'3 x 9'6 (4.65m x 2.90m)

Window to the front elevation, door that steps out into the orangery. Fitted with a comprehensive range of floor and wall mounted units with coordinating work surfaces over and complete with tiled splash back. One and a half bowl stainless steel sink unit with mixer tap, built in electric oven, electric hob & extractor fan above. Space for fridge freezer, plumbing for washing machine and space for a tumble dryer.

## Orangery

16'3 x 9'9 (4.95m x 2.97m)

Windows with views over the adjoining countryside and double opening French doors leading out to the garden. What would you do with this space? A decadent dining room? A cosy sitting room? Somewhere to work from home? Or perhaps a play room for the children? The choice is yours!

## First Floor

### Stairs & Landing

Window to the front elevation, some of the best views are from this window! Built in storage cupboard, doors to bedrooms, bathroom & dressing room.

### Bedroom Two

11'8 x 8'9 (3.56m x 2.67m)

Window to the rear elevation, built in wardrobes.

## En-Suite

Opaque window to the rear elevation, enclosed shower cubicle with glass screen & waterfall shower. Hand wash basin built into a vanity unit, low level w.c.

## Bedroom Three

9'9 x 8'9 (2.97m x 2.67m)

Window to the rear elevation, built wardrobes.

## Family Bathroom

Opaque windows to the front elevation. Suite comprising of a panel bath with shower over, heated towel rail.

## Dressing Room

8 x 6'4 (2.44m x 1.93m)

Window to the front elevation. Stairs rising to the master bedroom.

## Second Floor

### Master Bedroom

14'7 x 14'4 (4.45m x 4.37m)

Two velux windows, fitted wardrobes.

## Externally

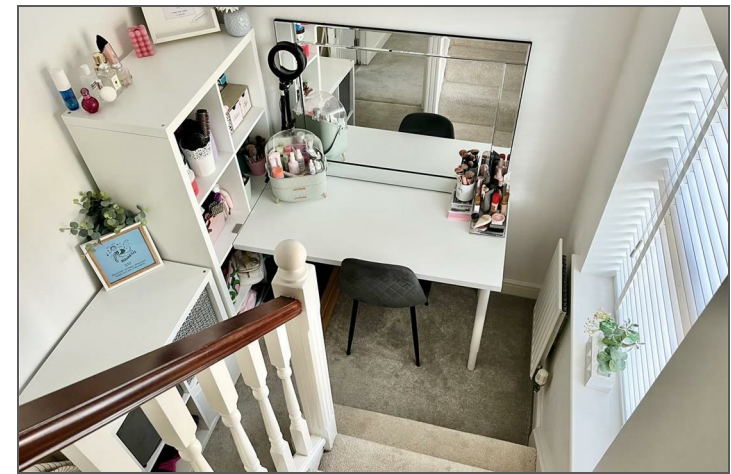
This lovely home has superb kerb appeal, set back from the road there is parking for several vehicles to the front and side elevations. The side has a covered car port and a hidden bin store. A gate leads you into the rear garden where you will find a pleasant enclosed low maintenance garden. With timber fencing, paved patio and further artificial lawn area. A great space for family BBQ's and the children to play. The patio area is the ideal spot to sit with a drink and watch the sun set over the hillside.

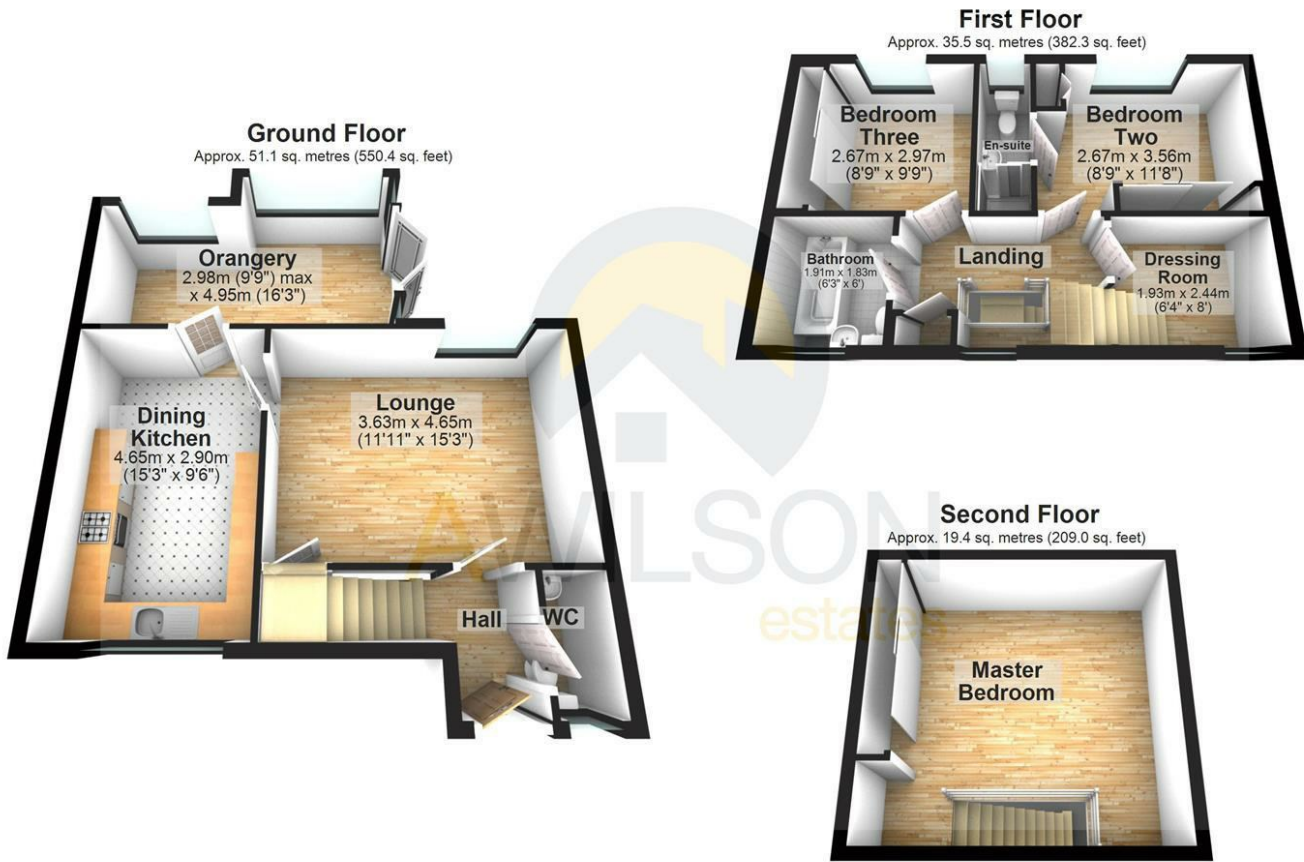
## Additional Information

Tenure: Freehold (there is a £120 service charge per annum to contribute to the communal areas)

Council Tax Band: C

EPC Rating: C





Total area: approx. 106.1 sq. metres (1141.8 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		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	83	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com