



25 Calico Crescent, Stalybridge, SK15 3FL

Offers Over £365,000

A Wilson Estates are delighted to bring to market this stylish four bedroom townhouse on Calico Crescent, right in the heart of the Carrbrook Conservation Area. With a bespoke dining kitchen, a modern 21ft lounge, and stunning views from every window, this is a home that really does need to be seen in person to be fully appreciated.

From the moment you arrive, the Yorkshire stone façade makes a striking first impression, complemented by a driveway providing off road parking. Step inside to a welcoming entrance hall, with a versatile reception room just off it. Whether you're looking for a home office, a TV room for teenagers, or even a playroom, this flexible space can easily adapt to suit your family's needs.

To the rear of the home is the stylish dining kitchen, designed with both family life and entertaining in mind. Finished with sleek light grey gloss cabinetry, Quartz worktops, and fully integrated appliances, it's a showstopper space with direct access to the rear garden.

On the first floor, you'll find the impressive 21ft lounge, offering ample room for family evenings curled up in front of the tv. This floor also hosts two of the four bedrooms, along with a modern family bathroom.

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Entrance Hallway

Stairs to first floor. Under stairs storage cupboard. Door to:

Office

12'6" x 7'7" (3.80m x 2.31m)

Window to front elevation. Ceiling light. Radiator.

WC

Radiator. WC. Hand wash basin.

Kitchen/Diner

9'3" x 20'4" (2.82m x 6.20m)

Two windows to rear elevation. Fitted with matching range of base and eye level units with coordinating quartz worktops over and under counter lighting. Inset sink with Quooker tap. Built in eye level AEG electric over. Built in eye level AEG combination microwave oven. Plate warming drawer. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Induction hob with extractor fan. Double doors to rear garden. Vertical radiator. Downlights to ceiling.

Garage

6'3" x 8'5" (1.91m x 2.57m)

Up and over door.

Stairs and Landing

7'3" x 8'7" (2.20m x 2.62m)

Radiator. Stairs to second floor. Door to:

Lounge

11'8" x 20'4" (3.56m x 6.20m)

Three windows to front elevation. Feature fireplace. Two radiators. Two ceiling lights.

Bedroom Three

10'8" x 8'7" (3.25m x 2.62m)

Skylight. Radiator. Ceiling light.

Bedroom Four

6'7" x 6'10" (2.00m x 2.08m)

Window to rear elevation. Radiator. Ceiling light.

Family Bathroom

Window to rear elevation. Fitted with three piece suite comprising panelled "P" shaped bath with glass shower screen and shower over, hidden cistern WC and vanity unit with inset sink. Heated towel rail. Downlights to ceiling.

Stairs and Landing

Master Bedroom

11'11" x 11'7" (3.63m x 3.53m)

Two windows to front elevation. Fitted wardrobes. Radiator. Ceiling light.

En Suite

Fitted with three piece suite comprising shower cubicle, WC and hand wash basin. Radiator.

Bedroom Two

9'5" x 11'7" (2.87m x 3.53m)

Two windows to rear elevation. Ceiling light. Radiator.

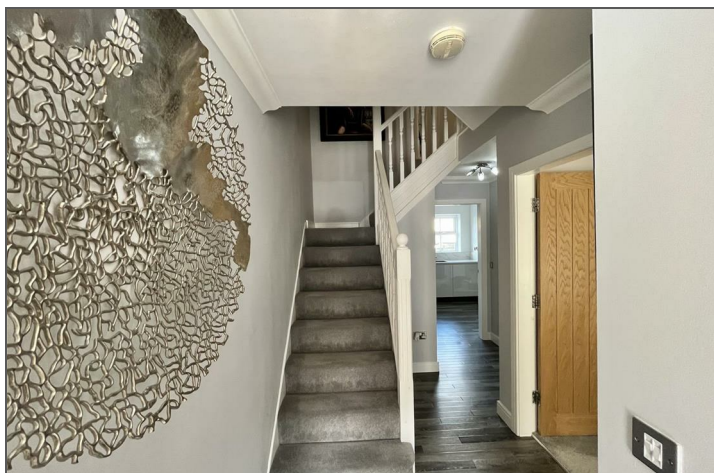
Outside and Gardens

Car port to the front providing off road parking for one car. Private enclosed rear garden enjoying hillside views with patio areas and low maintenance artificial lawn with planted sleeper borders.

Additional Information

Tel: 0161 303 0778

Tenure: Freehold (please note there is a management fee of £106 per annum towards upkeep of the estate)
EPC Rating: C
Council Tax Band: D





Total area: approx. 121.9 sq. metres (1312.3 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		
(69-80) C		
(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	

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