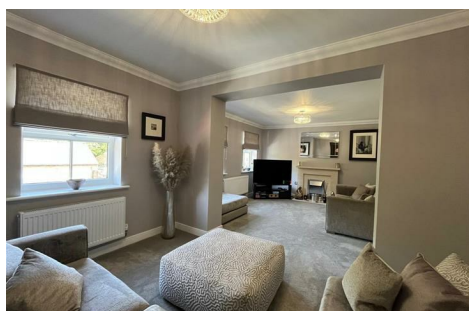


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## Calico Crescent, Stalybridge, SK15 3FL

With stylishly presented, extended, four bedroom accommodation over three floors this stunning family home simply must be viewed internally for the size and quality of accommodation on offer to be appreciated. Boasting numerous quality features the property definitely falls into the "turn key" category for those who wish to purchase a property where no works are required. \* No vendor chain \*

This superb family home is situated in a most popular residential location with good access to local junior and high schools, local amenities can be found in Carrbrook whilst a wider range of amenities are available in Stalybridge Town Centre which is readily accessible. The property enjoys good commuter links as well as being within close proximity of numerous countryside/moorland walks.

**Offers Over £370,000**

# Calico Crescent, Stalybridge, SK15 3FL

- Three Storey, Four Bedroom Extended Town House
- Two Reception Rooms (including spacious Living Room/Family Room)
- Extended Re-fitted, High Quality Dining Kitchen with AEG Appliances
- Superbly Presented Throughout
- No Vendor Chain
- Long Range Views from Upper Floors
- Stylishly Re-fitted Family Bathroom
- Landscaped Rear Garden
- Countryside Walks on the Doorstep
- Internal Inspection Simply Essential

## Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Cloaks/WC, Sitting Room, extended stylishly re-fitted Dining Kitchen with AEG integrated appliances

To the first floor there is an inter-connected Living Room/Family Room, 2 Bedrooms, re-fitted Family Bathroom/WC

To the second floor there are 2 further double Bedrooms with fitted wardrobes (Master Bedroom having En-suite Shower Room)

Externally there is a Forecourt Garden, car port providing off road parking and leads to a useful store. The Rear Garden has been landscaped with flagged patio areas, astro-turfed section and raised well stocked flowerbeds.

## The Accommodation in Detail:

### Entrance Hallway

Karndean flooring, double glazed composite style security door, central heating radiator, understairs storage cupboard

### Cloaks/WC

Low level WC, wash hand basin, central heating radiator

### Sitting Room

13'1 reducing too 7'9 x 7'7 reducing to 5'5 (3.99m reducing too 2.36m x 2.31m reducing to 1.65m) uPVC double glazed window, central heating radiator

### Dining Kitchen

### Kitchen Area

11'7 x 9'3 (3.53m x 2.82m)  
Stylishly re-fitted with a comprehensive range of soft closing wall and floor mounted units, quartz work surfaces and splashbacks, inset sink with Quooker tap, integrated AEG appliances including built-in oven, built-in combination microwave oven, plate warmer, integrated fridge freezer, integrated dishwasher, integrated washing machine, 90cm induction hob with remotely operated extractor fan, two uPVC double glazed windows, recessed spotlights

### Dining Area

9'5 x 8'7 (2.87m x 2.62m)  
uPVC double glazed rear door

### First Floor:

#### Landing

central heating radiator

#### Open Plan Living Room/Family Room

21'7 x 11'8 (6.58m x 3.56m)  
feature fireplace with electric fire, three uPVC double glazed windows, two central heating radiators

#### Family Bathroom/WC

Re-fitted contemporary white suite having panel bath with shower over, wash hand basin with vanity storage unit below, low level WC, fully tiled, tiled floor, heated chrome towel rail/radiator, recessed spotlights, uPVC double glazed window

#### Bedroom (3)

10'8 x 8'7 (3.25m x 2.62m)  
(part restricted head room), double glazed Velux window, loft access, central heating radiator

#### Bedroom (4)

9'6 reducing to 6'9 x 6'11 reducing to 2'7 (2.90m reducing to 2.06m x 2.11m reducing to 0.79m)  
built-in storage cupboard, uPVC double glazed window, central heating radiator

### Second Floor:

#### Landing

built-in storage cupboard

#### Bedroom (1)

11'9 x 11'7 maximum (3.58m x 3.53m maximum) (irregularly shaped room). Modern fitted wardrobes, two uPVC double glazed windows, loft access, central heating radiator

#### En-suite

modern white suite having shower cubicle, low level WC, pedestal wash hand basin, part tiled, tiled floor central heating radiator

#### Bedroom (2)

11'8 x 9'6 (3.56m x 2.90m)  
fitted wardrobes (December 2024), two uPVC double glazed windows, central heating radiator

### Externally:

Forecourt Garden with car port providing off road vehicular parking and leads to a useful storage room with garage up and over door. The rear landscaped Garden has flagged patio areas, astro-turfed garden section and raised flowerbeds.



## Directions





Floor Plan



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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