



Crowswood Drive
Stalybridge, SK15 3RJ

Offers over £275,000

This beautifully presented and spacious family home offers an ideal living space in a sought-after location. Situated in the ever-popular Churchfields Estate, this property boasts a well-thought-out layout that caters to modern living.

Upon entering you are greeted by a cosy and inviting lounge perfect for relaxation, a WC conveniently located on the ground floor ensuring practicality for guests and residents alike. The heart of the home lies in the spacious kitchen/diner, seamlessly connected to a delightful conservatory, providing a light-filled space perfect for dining or simply enjoying the outdoors from the comfort of your home. Two generously sized double bedrooms along with a single bedroom, offers flexibility for various family configurations or potential home office space. A well-appointed family bathroom serves the bedrooms, offering convenience and comfort. Externally, the property boasts a block-paved driveway leading to a detached garage, providing ample off road parking and additional storage space, complete with the added convenience of an EV charger. The low-maintenance garden to the rear features charming paved patio areas, perfect for al fresco dining and entertaining guests.

Strategically situated, this home enjoys proximity to popular primary schools, providing convenience for families with children. Additionally, residents can take advantage of nearby woodland walks and the picturesque Stalybridge Country Park, offering opportunities for outdoor recreation and leisure activities.

With local amenities and excellent transport links within easy reach, this property offers the ideal combination of comfort, convenience, and lifestyle, making it a highly desirable residence for discerning buyers seeking a quality family home in a desirable location. ****Viewing Highly Recommended****



GROUND FLOOR

Hallway

Door to side, tiled floor, stairs to first floor, doors leading to:

Cloakroom

Double glazed window to front, two piece suite comprising, pedestal wash hand basin and low-level WC, tiled walls, tiled floor, heated towel rail.

Lounge

15'7" x 13'6" (4.75m x 4.11m)

Double glazed window to front, radiator, door leading to:

Kitchen/Diner

9'0" x 13'6" (2.75m x 4.11m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated dishwasher, integrated washing machine, built-in eye level oven, built-in hob with extractor hood over, space for fridge/freezer, radiator, tiled floor, double glazed window to rear, open plan to:

Conservatory

Double glazed windows to sides, radiator, tiled floor, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Master Bedroom

10'8" x 10'5" (3.25m x 3.18m)

Two double glazed windows to front, two radiators, doors to storage cupboards.

Bedroom 2

10'6" x 7'4" (3.20m x 2.23m)

Double glazed window to rear, radiator.

Bedroom 3

7'6" x 6'0" (2.29m x 1.83m)

Double glazed window to rear, radiator.

Shower Room

5'3" x 7'4" (1.60m x 2.23m)

Three piece suite comprising walk-in shower, wash hand basin and low-level WC, heated towel rail, double glazed window to side.

OUTSIDE

Block paved driveway to the front of the property with gated access leading to further drive and detached garage, EV

charger. Low maintenance garden to the rear with paved patio seating areas.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Stainless steel toaster

Black coffee machine

Knife block

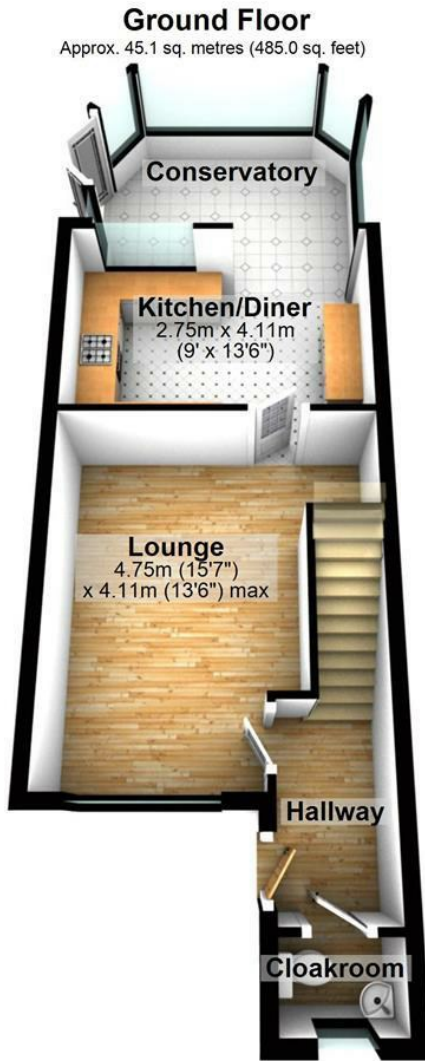
Black induction cooktop

Black kettle and mugs

Window sill with various items including a bag and a picture frame

Grey storage bin and hand soap

Stainless steel sink with high-arc faucet



Total area: approx. 76.4 sq. metres (822.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(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