



Crowswood Drive
Stalybridge, SK15 3RJ

Offers over £450,000



There's no agent like home

This impressive four-bedroom detached family home is situated on the highly sought-after Churchfields estate in Stalybridge, offering an ideal combination of comfort, space, and location. Just a short distance from Stalybridge Town Centre, the property provides easy access to a wide range of amenities, excellent transport links including the nearby train station for regular commuter routes, and is within close proximity to popular local schools, making it perfect for growing families. For lovers of the outdoors, Stalybridge Country Park is nearby, offering scenic walking trails, cycling routes, and the opportunity to enjoy nature all year round.

Upon entering the property, you're welcomed by a bright and spacious entrance hall. To the front is a cosy snug, perfect for a quiet retreat or an ideal space for a home office. A convenient downstairs WC adds practicality for visiting guests and busy family life. The real heart of the home is the stunning open-plan kitchen and lounge area, with modern living in mind. The kitchen offers ample storage and workspace, ideal for both everyday meals and entertaining. This space flows effortlessly into a generously sized conservatory with a solid roof, providing a comfortable year-round living and dining area with views of the rear garden.

Upstairs, the first floor offers four well-proportioned bedrooms, including a principal bedroom complete with a modern en-suite shower room. The remaining bedrooms are serviced by a stylish and contemporary family bathroom. Each room offers a light and airy feel, with plenty of space for storage and flexibility to suit your lifestyle needs.

Externally, the property benefits from a double driveway to the front, leading to an integral garage that provides excellent storage. To the rear, the private enclosed garden is mainly laid to lawn and enjoys a decking area, ideal for outdoor dining and entertaining in the warmer months. A charming wooden-built garden room adds extra versatility.



GROUND FLOOR

Entrance Hall

Door to front, door to storage cupboard, radiator, door leading to garage, stairs leading to first floor, doors leading to:

Snug 7'6" x 8'7" (2.28m x 2.62m)
Two double glazed windows to front, radiator.

WC
Two piece suite comprising vanity wash hand basin and low-level WC, half tiled walls, radiator, double glazed window to side.

Kitchen/Lounge 12'11" x 22'3" (3.93m x 6.78m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, double glazed window to rear, feature log burner, open plan to:

Conservatory
Double glazed windows to sides double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing
Double glazed window to side, radiator, door to storage cupboard, doors leading to:

Bedroom 1 10'4" x 14'9" (3.16m x 4.49m)
Three double glazed windows to front, built-in storage cupboards, door leading to:

En-suite
Three piece suite comprising vanity wash hand basin, tiled shower area and low-level WC, half tiled walls, double glazed window to front, heated towel rail.

Bedroom 2 10'10" x 8'7" (3.31m x 2.62m)
Double glazed window to rear, radiator.

Bedroom 3 11'6" x 7'9" (3.50m x 2.36m)
Double glazed window to rear, door to storage cupboard, radiator.

Bedroom 4 7'11" x 6'3" (2.41m x 1.90m)
Double glazed window to rear, radiator.

Bathroom 5'6" x 8'7" (1.68m x 2.62m)
Three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, half tiled walls, double glazed window to side, heated towel rail.

OUTSIDE
Double driveway to the front of the property leading to the integral garage. Enclosed garden to the rear mainly laid to lawn with decking seating area and wooden built garden room.

Garage
Up and over door.

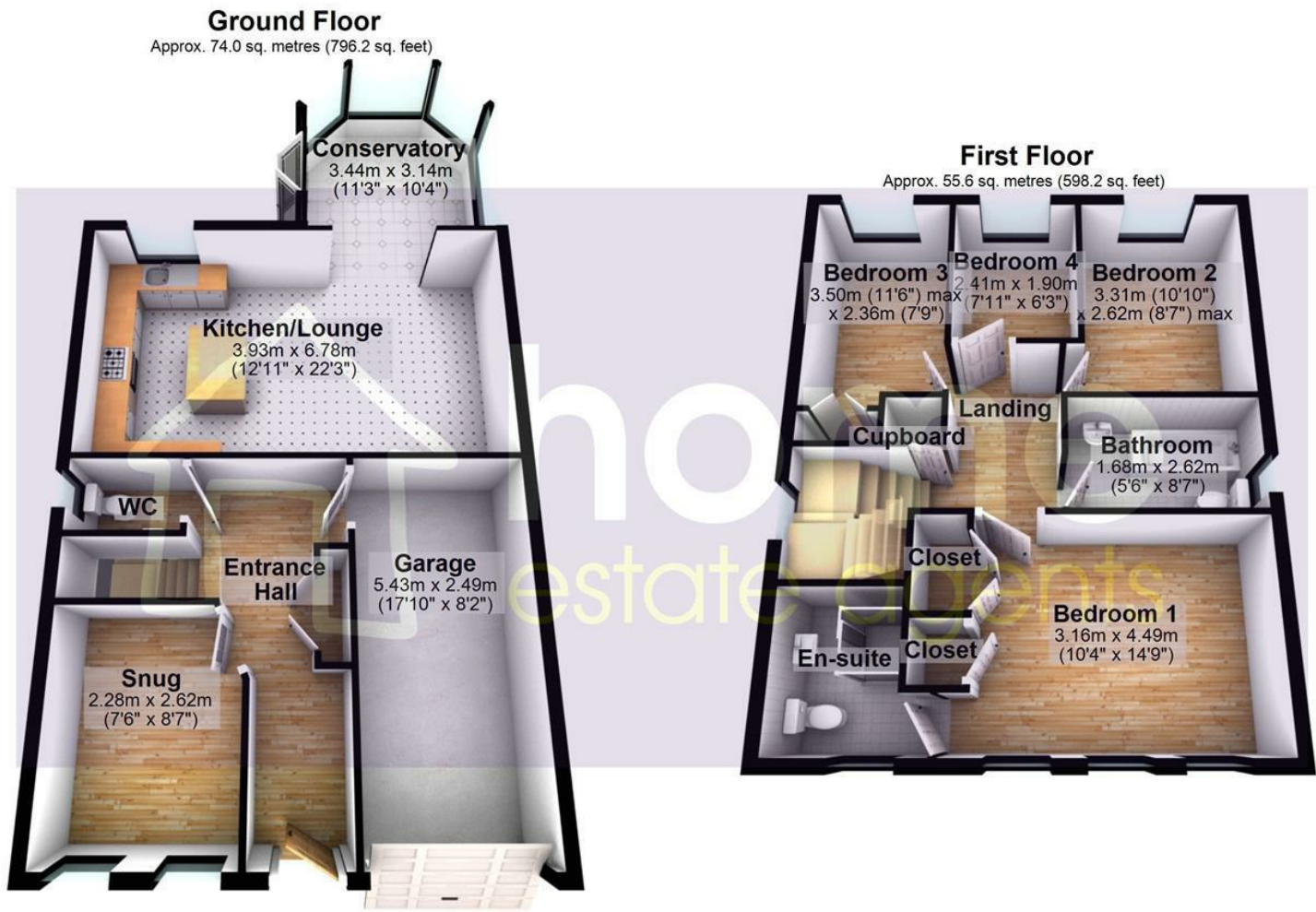
DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain 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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Total area: approx. 129.5 sq. metres (1394.4 sq. feet)

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		
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