



Calico Crescent  
Stalybridge, SK15 3FJ

Offers over £269,950



There's no agent like home



This charming three-bedroom mid-terraced townhouse offers spacious accommodation spread over three floors, perfectly suited for growing families, first-time buyers, or downsizers seeking a peaceful yet convenient home. Nestled in the highly sought-after Carrbrook area, the property enjoys close proximity to the picturesque Duck Pond and Stalybridge Country Park, providing an abundance of countryside walks, green spaces, and tranquil outdoor retreats right on the doorstep.

The property is ideally positioned within the catchment area for well-regarded local schools, making it an excellent choice for families. Inside, a welcoming hallway leads into a comfortable dining room that provides a warm and inviting space for family meals or entertaining guests. The kitchen is well-equipped with ample cabinetry and work surfaces, offering a practical and functional area for everyday cooking, a convenient downstairs WC completes the ground floor.

The first floor features a good sized lounge, ideal for relaxing along with a spacious bedroom, and a family bathroom, offering versatile living space. The second floor features two further double bedrooms, with the principal bedroom benefiting from a private en-suite shower room, providing added luxury and privacy.

Externally, the property boasts off-road parking to the front, while to the rear lies an enclosed garden designed for easy maintenance, featuring a lawned area, paved pathways, and a gravelled section perfect for outdoor seating or summer dining.

The location further enhances the appeal of this property with excellent transport links to nearby towns and cities, along with a range of local amenities including shops, cafes, and leisure facilities within easy reach.

Perfectly balancing countryside charm with everyday convenience, this townhouse offers a fantastic opportunity to settle in a peaceful community whilst enjoying modern living comforts.



## GROUND FLOOR

### Hallway

Door to front, stairs leading to first floor, doors leading to:

**Dining Room** 13'0" x 7'5" (3.97m x 2.25m)  
Double glazed window to front, radiator.

### Cloakroom

Two piece suite comprising, wash hand basin and low-level WC, radiator.

**Kitchen** 9'5" x 11'8" (2.88m x 3.55m)  
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 oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading out to rear garden.

## FIRST FLOOR

### Landing

Radiator, stairs leading to second floor, doors leading to:

**Lounge** 11'6" x 11'8" (3.51m x 3.55m)  
Two double glazed windows to front, feature fireplace with inset living flame effect fire, radiator.

**Bedroom 3** 9'0" x 6'9" (2.74m x 2.06m)  
Double glazed window to rear, radiator.

**Bathroom** 9'6" x 4'5" (2.89m x 1.34m)  
Three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to rear, radiator.

## SECOND FLOOR

### Landing

Doors leading to:

**Bedroom 1** 14'2" x 11'8" (4.33m x 3.55m)  
Double glazed window to front, radiator, door leading to:

### En-suite Shower Room

Three piece suite comprising tiled shower enclosure, wash hand basin and low-level WC, radiator.

**Bedroom 2** 9'6" x 11'8" (2.89m x 3.55m)  
Double glazed window to rear, radiator.

### OUTSIDE

Forecourt garden to the front and off road parking. Enclosed garden to the rear with lawn area, paved pathway, gravelled area and planted border.

### 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.

**[WWW.HOMEEA.CO.UK](http://WWW.HOMEEA.CO.UK)**

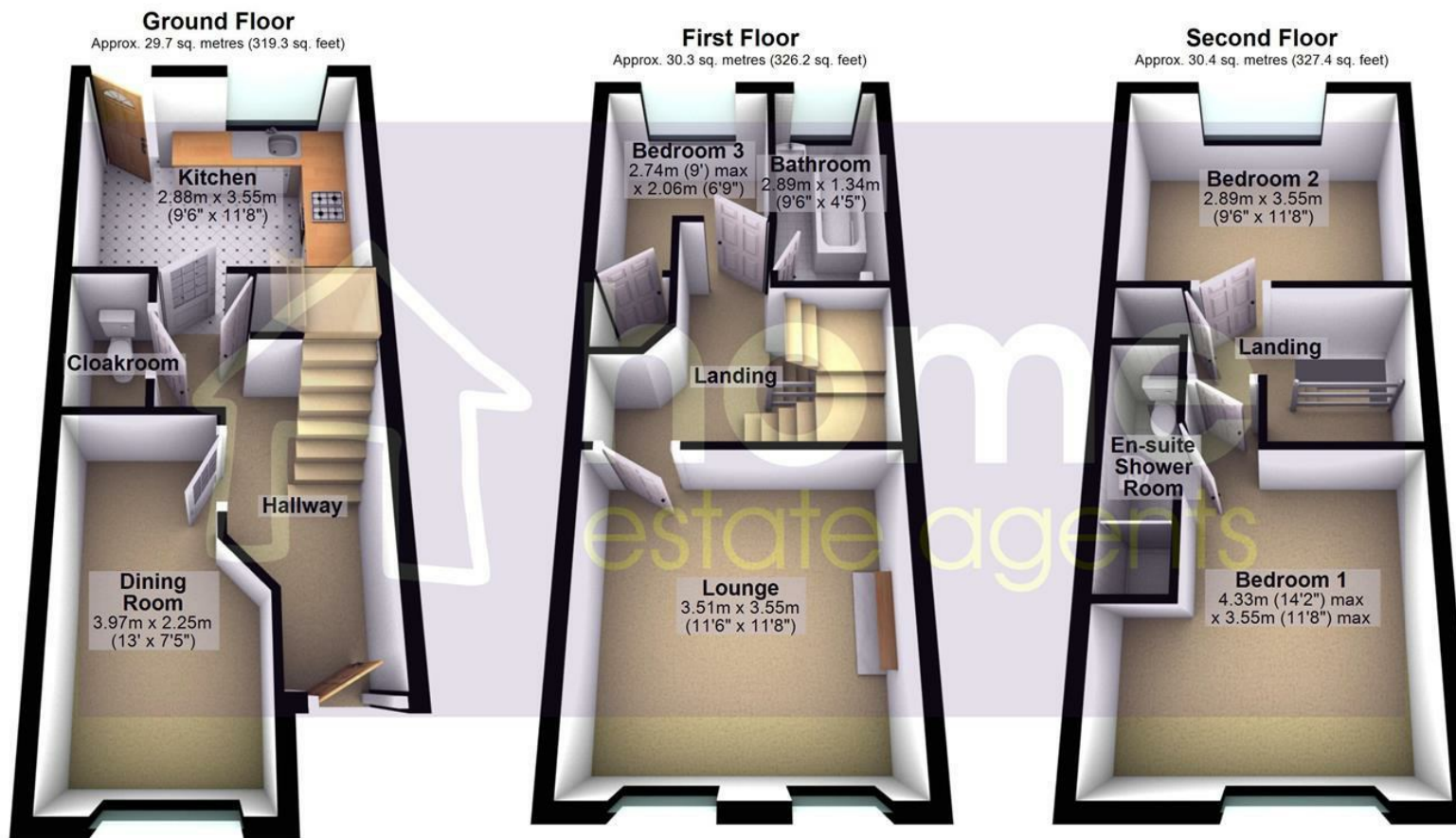












Total area: approx. 90.4 sq. metres (972.9 sq. feet)

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC