



## Calico Crescent, Stalybridge, SK15 3FJ

**Offers over £399,950**

Selling a well-presented and deceptively spacious four-bedroom townhouse offering versatile accommodation spread over three floors. Situated in the highly sought-after Carrbrook area, the property is perfectly placed to enjoy the picturesque surroundings of the Duck Pond and Stalybridge Country Park, offering miles of scenic countryside walks, cycle routes, and green open spaces right on the doorstep — ideal for those who enjoy an active outdoor lifestyle.

This family home combines contemporary design with practicality, making it perfectly suited to a range of buyers. Ideally located within the catchment area for highly regarded local schools, it offers the perfect setting for family living. Excellent transport links provide easy access to nearby towns and cities, including Manchester, while a variety of shops, cafes, and leisure facilities are all within easy reach, enhancing both convenience and lifestyle appeal.

The accommodation is arranged over three levels and briefly comprises: entrance hall, shower room, utility room, and a versatile ground floor bedroom with French doors leading out to the rear garden, offering the potential for a guest suite, home office, or playroom. There is also access to the integral garage from this level.

To the first floor is a spacious and light-filled lounge, ideal for relaxing or entertaining, alongside a stylish kitchen/diner with a Juliette balcony allowing natural light to flood the space.

The second floor hosts three further well-proportioned bedrooms, including a generous master bedroom with an en-suite shower room, complemented by a modern family bathroom fitted with a three-piece suite.

Externally, the property benefits from a driveway to the front providing off-road parking and access to the integral garage. To the rear is an attractive enclosed garden featuring an artificial lawn and decked seating area, offering a low-maintenance yet inviting outdoor space. The garden is not overlooked and enjoys beautiful countryside views.



## GROUND FLOOR

### Hall

Door to front, door to storage cupboard, doors leading to:

### Shower Room

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

### Bedroom 4

10'5" x 10'7" (3.17m x 3.23m)

Radiator, double glazed French doors opening out to rear garden.

### Utility Room

10'5" x 8'3" (3.17m x 2.51m)

Worktop space, inset sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer, door leading out to rear.

## FIRST FLOOR

### Landing

Radiator, stairs leading to second floor, double doors to storage cupboard, doors leading to:

### Lounge

12'2" x 16'3" (3.71m x 4.95m)

Two double glazed windows to front, two radiators.

### Kitchen/Diner

10'5" x 16'3" (3.17m x 4.95m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, integrated dishwasher, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, built-in microwave, radiator, double glazes French doors opeing to Juliette balcony.

## SECOND FLOOR

### Landing

Radiator, doors leading to:

### Master Bedroom

10'6" x 12'8" (3.20m x 3.87m)

Two double glazed windows to rear, radiator, door leading to:

### En-suite

Three piece suite comprising wash hand basin, tiled shower area and low-level WC, double glazed window to rear, radiator.

### Bedroom 2

12'7" x 7'9" (3.84m x 2.35m)

Double glazed window to front, radiator.

### Bedroom 3

9'4" x 8'2" (2.84m x 2.49m)

Double glazed window to front, radiator.

### Bathroom

6'0" x 6'4" (1.83m x 1.92m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, tiled walls.

### OUTSIDE

Driveway to the front, leading to the integral garage, EV charging point. Enclosed garden to the rear with artificial lawn and decked seating area and benefits from not being overlooked to the rear.

### Garage

18'7" x 8'6" (5.67m x 2.60m)

Electric roller door to the front, access door leading to hall.

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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. 129.2 sq. metres (1390.2 sq. feet)

