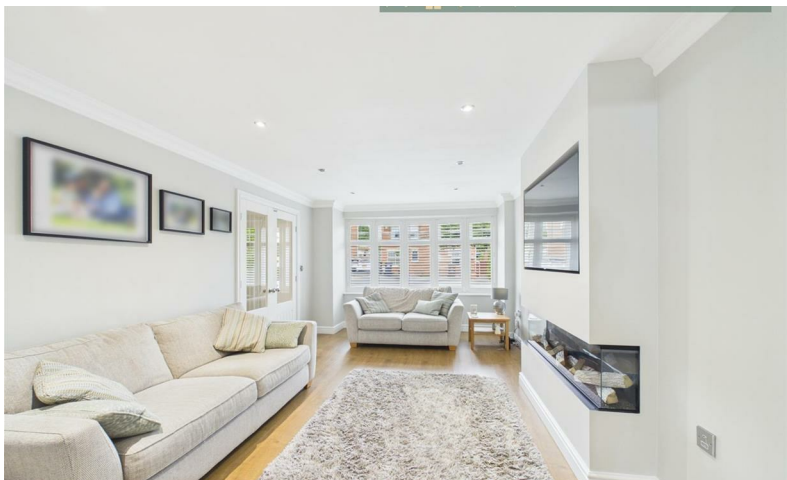




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£470,000**

107 Crowswood Drive, Stalybridge, SK15 3RJ

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PROACTIVE SELLERS INTRODUCING A SUBSTANTIAL REDUCTION FOR A LIMITED TIME ONLY!

McDermott & Co are proud to present this impressive extended four-bedroom executive detached family home, located on the highly sought-after Churchfields Estate in Stalybridge, offering spacious and modern living throughout. Featuring three versatile reception rooms, including a bright lounge with bay window, a formal dining room leading into a sun room, plus an additional snug, creating flexible living space ideal for both relaxing and entertaining. A beautifully appointed kitchen/dining area sits at the heart of the home, finished to a high specification complete with quartz worktops, integrated appliances, and a contemporary design, providing a practical and sociable space.

### Hallway

3'11 x 2'24 (1.19m x 6.81m )  
A bright and beautifully presented entrance hallway, finished in a modern and neutral style throughout. The space features wood-effect flooring and recessed ceiling spotlights, creating a clean and contemporary feel.  
A carpeted staircase with white balustrade rises to the first floor, while internal doors provide access to the ground floor accommodation.  
Finished with crisp décor and a wall-mounted radiator, this is a spacious and welcoming entrance, setting the tone for the rest of the home.

### Lounge

11'2 x 18'11 (3.40m x 5.77m)  
A stunning and spacious lounge, beautifully presented with a modern and elegant finish throughout. The room is filled with natural light from a large bay window with fitted shutters, creating a bright and airy atmosphere.  
A standout feature is the contemporary wall-mounted fireplace with inset display, adding a sleek focal point to the space. The room is finished with wood-effect flooring, recessed ceiling spotlights, and decorative coving, enhancing the overall sense of quality.  
Well-proportioned, this is a bright, comfortable, and stylish living area, ideal for both relaxing and entertaining.

### Dining Room

8'9 x 11'10 (2.67m x 3.61m)  
A spacious and beautifully presented dining room, offering an elegant space ideal for both everyday dining and entertaining. The room is filled with natural light and finished with wood-effect flooring, decorative coving, and a contemporary pendant light fitting, creating a bright and refined feel.  
A standout feature is the open access through to the adjoining sun room, enhancing the sense of space and providing a seamless flow between living areas, perfect for modern family living.  
Well-proportioned and stylish, this is a sociable and versatile dining space, ideal for hosting and everyday use.

### Sun Room

11'6 x 12'0 (3.51m x 3.66m)  
A stunning and beautifully presented sun room, offering an exceptional additional living space flooded with natural light. The room features two large skylight windows and extensive glazing throughout, creating a bright and airy atmosphere whilst enjoying uninterrupted views over the garden.  
A set of French doors opens directly onto the garden, providing a seamless indoor-outdoor connection, ideal for both relaxing and entertaining. The room is finished with wood-effect flooring and recessed ceiling spotlights, complemented by a feature exposed beam, adding warmth and character.  
With generous proportions and excellent natural light, this is a versatile and inviting space, perfectly suited as a sitting area, family room, or informal entertaining space.

### Kitchen/Diner

15'3 x 12'9 (4.65m x 3.89m)  
A stunning and beautifully presented kitchen / dining area, finished to a high specification with a clean and contemporary design throughout. The space is fitted with a range of modern shaker-style wall and base units, complemented by sleek quartz work surfaces, creating a stylish and durable finish.  
The kitchen benefits from a range of integrated appliances, including a dishwasher, fridge/freezer, microwave, oven and grill, offering a streamlined and practical layout ideal for modern living. A feature Belfast-style sink is positioned beneath a window, allowing for plenty of natural light and attractive garden views.  
The space flows seamlessly into a dedicated dining area, creating a sociable and functional layout perfect for both everyday use and entertaining. Finished with recessed ceiling spotlights, wood-effect flooring, and a wall-mounted radiator, this is a bright, modern, and highly functional hub of the home.

### Utility Room

7'1 x 5'5 (2.16m x 1.65m)  
A practical utility/cloakroom, conveniently accessed from the hallway. The space provides plumbing and room for a washing machine and dryer, making it ideal for everyday use.  
Finished with ceiling lighting, this is a functional and useful addition to the home.

### WC

6'11 x 3'6 (2.11m x 1.07m)  
A stylish and well-presented ground floor WC, fitted with a low-level WC and vanity unit with integrated wash basin, providing both practicality and storage.  
The room is finished in neutral tones with tiled splashback, complemented by wood-effect flooring and a wall-mounted mirror, creating a clean and modern feel.  
A frosted window allows for natural light while maintaining privacy, making this a bright and functional space ideal for everyday use.

### Snug

8'0 x 11'3 (2.44m x 3.43m)  
A cosy and well-presented snug, offering a comfortable additional living space ideal for relaxing. The room benefits from two windows with fitted shutters, allowing for natural light while maintaining privacy.  
Finished with wood-effect flooring and recessed ceiling spotlights, the space is bright and modern throughout.  
Additional features include a wall-mounted radiator and freestanding storage units, creating a versatile room suitable for use as a snug, home office, or playroom.

### Stairs & Landing

9'8 x 6'10 (2.95m x 2.08m)  
A bright and beautifully presented staircase and landing, finished in neutral tones to create a clean and contemporary feel. The carpeted staircase with white balustrade leads to a spacious first-floor landing, enhanced by natural light and ceiling lighting.  
The landing provides access to all first-floor rooms and benefits from useful loft access, offering additional storage space.  
This is a well-maintained and functional area, providing a smooth transition between floors.

### Bedroom One

13'2 12'1 (4.01m x 3.68m)  
A spacious and beautifully presented main bedroom, finished to a high standard with bright, neutral décor throughout. The room benefits from multiple windows with fitted blinds, allowing for an abundance of natural light and creating a light, airy feel.  
The space is well-proportioned, comfortably accommodating a super king-size bed and additional furniture, with built-in wardrobes providing excellent storage.  
A standout feature is the direct access to a modern en suite, adding convenience and a touch of luxury.  
Finished with plush fitted carpeting, ceiling lighting, and wall-mounted radiators, this is a comfortable and well-appointed principal bedroom, ideal for modern living.

### En-Suite

8'10 x 4'7 (2.69m x 1.40m)  
A stylish and beautifully finished en suite shower room, presented to a high specification with a contemporary design throughout. The suite comprises a walk-in shower enclosure with sliding glass doors and overhead shower, low-level WC, and a vanity unit with countertop wash basin, providing both storage and a modern finish.  
The room is fully tiled in neutral stone-effect finishes, creating a clean and spa-like feel. A frosted window allows for natural light while maintaining privacy, enhancing the bright and airy atmosphere.  
Additional features include a heated chrome towel rail and recessed ceiling spotlights, completing this sleek and well-appointed en suite, perfect for everyday use.

## Directions

