



RESIDENCE

Kirklea, 84 Carlisle Road, Crawford, ML12 6TW

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## 3 Bedrooms | 2 Public Rooms | 2 Bathrooms



Nestled in the rural village of Crawford, this beautiful traditional detached villa, "Kirklea" perfectly combines classic period charm with modern contemporary living. Having undergone significant refurbishment over the years, the property has been meticulously maintained by its current owners, offering a rare opportunity to acquire a substantial family home of this quality in exceptional condition.

Set on a stunning elevated plot with mature, well-maintained gardens, this property is approached via a private driveway. A bright entrance hall, accessed through a stylish contemporary blue door, leads to all principal rooms. The impressive front-facing lounge features high ceilings, two large windows flooding the room with natural light, a charming log burner and exceptional countryside views. The ground floor also includes a modern family bathroom, a front-facing dining/sitting room, and to the rear, a further modern shower room, utility space, and a beautifully designed kitchen/dining area overlooking the garden and enjoying uninterrupted views.

The upper level is accessed via a beautiful staircase and features a bright, stylish landing with a Velux window, flooding the space with natural light, and provides two well-proportioned bedrooms and a box room (which can accommodate a bed and is currently used as a dressing room).

The mature, beautifully landscaped gardens offer a superb space for both family life and entertaining, with a charming patio area to the rear of the utility room, a variety of well-stocked trees, plants, and shrubs, a detached garage along with a garden storage shed and an ideal environment for children to play or for hosting friends and family.

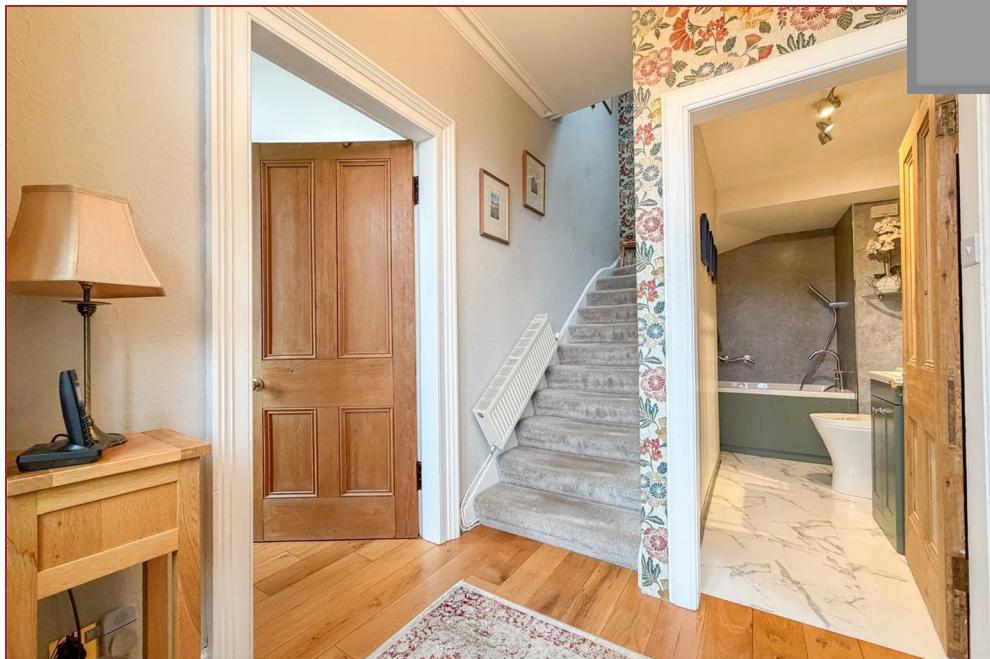
The property further benefits from double glazing and oil-fired central heating, as well as a private driveway providing ample parking for multiple vehicles and convenient storage.



1410.00 sq ft | EER = E



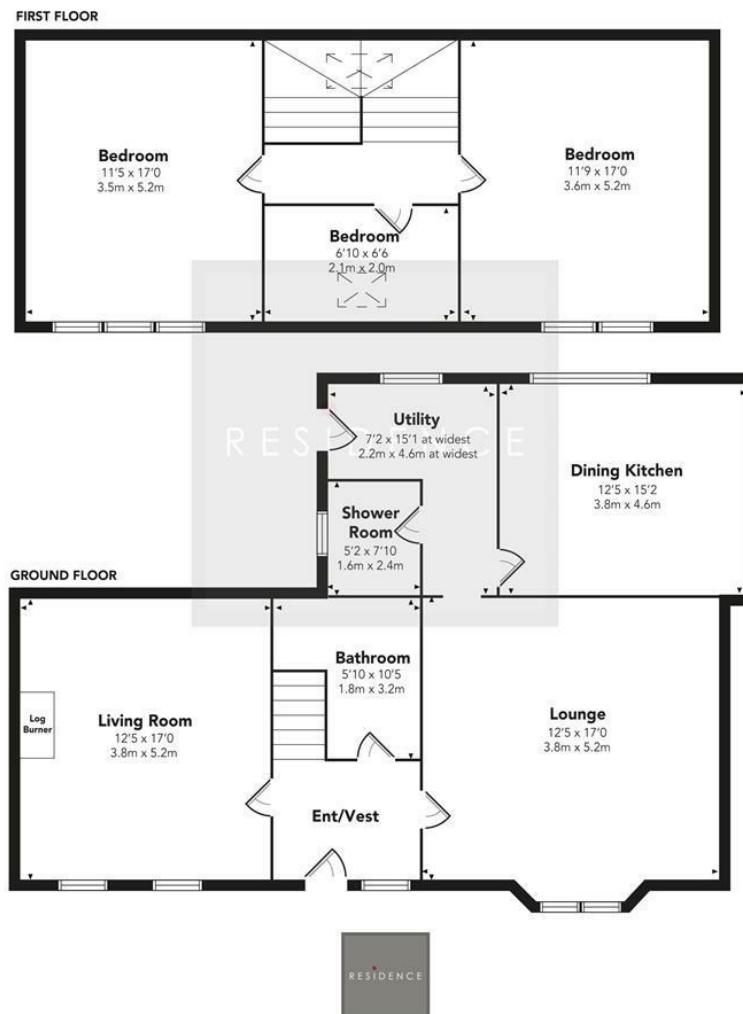
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## Carlisle Road



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.