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Crowswood Drive, Stalybridge, SK15 3RJ

This superbly presented, three storey, end town house provides fantastic family accommodation boasting well proportioned flexible accommodation which could be utilised as three or four bedrooms dependent upon the needs of the occupier. Only an internal inspection will fully reveal the size and quality of accommodation on offer and interested parties should arrange to view the property at their earliest convenience.

The property is well placed for the amenities available in nearby Millbrook and Carrbrook with Stalybridge Town Centre being readily accessible which provides a wider range of shopping and recreational amenities as well as excellent commuter links via its bus and train stations. Local junior and high schools are also within easy reach as are several local countryside walks.

Price £333,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Crowswood Drive, Stalybridge, SK15 3RJ

- 3/4 Bedroom End Town House
- Attractive Woodland Aspect to the Front
- All Amenities within Easy Reach
- Internal Inspection Simply Essential
- First Class Condition Throughout
- 3 Double Bedrooms plus 2 Reception Rooms
- Junior and High Schools Readily Accessible
- Good Sized, Low Maintenance Garden Plot
- Ideally Suited to a Growing Family
- Flexible Accommodation

Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Cloaks/WC, good sized Dining Kitchen with integrated appliances, Sitting Room/Gym/Home Office

To the first floor is the Master Bedroom with En-suite and built-in wardrobes, Living Room (potential Bedroom 4) with feature fireplace and solid fuel burning stove

To the second floor there are 2 further double Bedrooms (1 with En-suite Shower Room), Family Bathroom/WC

Externally the Front Garden has been taken over by a concrete imprint driveway providing off road parking for several vehicles. To the rear there is a larger than average tiered Garden plot with covered patio section and further tiered gardens and timber decking.

The Accommodation in Detail:

Entrance Hallway

Composite style security door, tiled floor, recessed spotlight, central heating radiator

Cloaks/WC

Low level WC, pedestal wash hand basin, tiled floor, central heating radiator

Dining Kitchen

16'9 x 10'2 reducing to 9'3 plus door recess (5.11m x 3.10m reducing to 2.82m plus door recess)
One and a half bow sink unit with a range of wall and

floor mounted units, built-in stainless steel oven, four ring gas hob with chimney hood over, part tiled, 16'9 x 10'3 maximum (5.11m x 3.12m maximum) uPVC double glazed bow window, central heating radiator

Sitting Room/Home Office/Gym

16'2 x 8'5 (4.93m x 2.57m)
Central heating radiator, uPVC double glazed window

First Floor:

Landing

Built-in storage cupboard, uPVC double glazed window, central heating radiator

Lounge (potential Bedroom 4)

16'8 x 10'4 (5.08m x 3.15m)
Feature fireplace with solid fuel burning stove and alcove storage cupboards, two uPVC double glazed windows, two central heating radiators

Bedroom (1)

14'10 plus wardrobe depth x 9'9 (4.52m plus wardrobe depth x 2.97m)
Built-in wardrobes, two uPVC double glazed windows, two central heating radiators

En-suite

Contemporary white suite having shower cubicle, wash hand basin with vanity storage unit below, low level WC, fully tiled, heated chrome towel rail/radiator, tiled floor, recessed spotlights

Second Floor:

Landing

Loft access, uPVC double glazed window

Bedroom (2)

Modern white suite with shower cubicle, low level WC, pedestal wash hand basin, part tiled, tiled floor, central heating radiator

En-suite

Modern white suite with shower cubicle, low level WC, pedestal wash hand basin, part tiled, tiled floor, central heating radiator

Bedroom (3)

16'9 x 9'7 reducing to 7'5 (5.11m x 2.92m reducing to 2.26m)
uPVC double glazed window, central heating radiator

Family Bathroom/WC

7'7 x 6'3 (2.31m x 1.91m)
White suite having panel bath, pedestal wash hand basin, low level WC, part tiled, tiled floor, central heating radiator

Externally:

The Front Garden has been taken over by a concrete imprint driveway providing off road parking for several vehicles.

The fully enclosed Rear Garden is larger than average with a covered patio area with further tiered, astro turfed, garden sections, the upper having a further timber decked seating area.

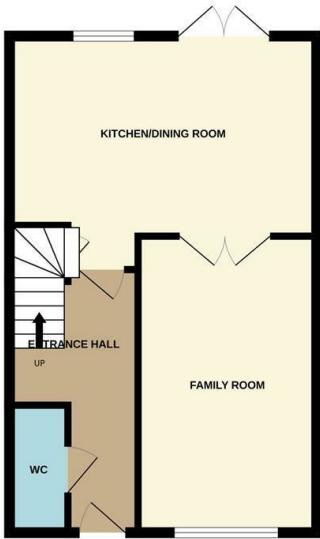


Directions

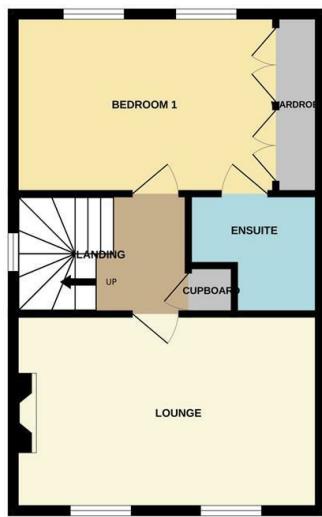


Floor Plan

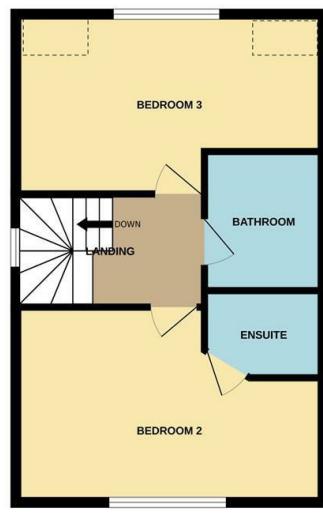
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Council	Household
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	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Council	Household
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	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	