



## 44 Calico Crescent, Stalybridge, SK15 3FJ

**£420,000**

Welcome to Calico Crescent in the heart of the Carrbrook Conservation Area - if you have been looking for a home big enough for the whole family, surrounded by beautiful scenery, and ready to move straight into, then this beautiful four/five bedroom home could be just what you've been looking for. Thoughtfully improved by the current owners, this home offers generous accommodation set over three floors, and gorgeous hillside views you'll never get tired of.

With a double driveway to the front, as soon as you step through the front door you'll see how well the space works for family life. The ground floor has a handy WC, a large storage cupboard, and an office/guest bedroom - perfect if you work from home or need somewhere for visiting friends to stay. The integral garage is great for storage, but if you've got bigger plans, it could be transformed into more living space (subject to the usual permissions).

Up on the first floor the lounge stretches the full width of the house, giving you plenty of room to relax or entertain. To the rear is the kitchen diner - a real highlight. It's stylish, modern, and has space for the whole family to gather, plus a breakfast bar for casual dining. There's also a separate utility room and bi-fold doors leading into a bright conservatory.

# 44 Calico Crescent

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## GROUND FLOOR

### Entrance Hallway

Radiator. Ceiling light. Under stairs storage cupboard with plenty of space for coats and shoes. Door to:

### Office/ Bedroom Five

11'4" x 7'0" (3.45m x 2.14m)  
Window to front elevation. Radiator. Ceiling light.

### WC

Radiator. WC and hand wash basin.

### Garage

Up and over door to front. Fitted with lighting and power. Water tap.

## FIRST FLOOR

### Stairs and Landing

Door to first floor storage cupboard. Door to:

### Living Room

11'2" x 20'6" (3.40m x 6.25m)  
Decorated in tasteful neutral tones. Four windows to front elevation allowing for plenty of natural light. Radiator.

### Kitchen/Dining Room

11'9" x 20'6" (3.58m x 6.25m)  
Fitted with a matching range of base and eye level units with coordinating worktops and breakfast bar. One and a half bowl composite sink with mixer tap. Space for dishwasher. Space for fridge/freezer. Window to rear elevation. Door to utility. Bifold door to conservatory.

### Utility

5'3" x 7'9" (1.61m x 2.36m)  
Window to side elevation. Plumbed for automatic washing machine. Inset sink with mixer tap.

### Conservatory

Double doors to rear elevation. Ceiling light with fan.

## SECOND FLOOR

### Stairs and Landing

Doors to all bedrooms and family bathroom. Loft hatch providing access into loft space which is boarded for storage.

### Bedroom One

10'4" x 12'10" (3.16m x 3.90m)  
Two windows to rear elevation. Radiator. Ceiling light. Door to:

### En-suite

Window to side elevation. Three piece suite comprising shower cubicle, WC and hand wash basin. Radiator.

### Bedroom Two

8'11" x 12'9" (2.72m x 3.89m)  
Two windows to front elevation. Fitted wardrobes. Radiator. Ceiling light.

### Bedroom Three

10'10" x 7'7" (3.30m x 2.30m)  
Window to front elevation. Built in wardrobe. Ceiling light. Radiator.

### Bedroom Four

8'8" x 7'6" (2.65m x 2.29m)

Window to rear elevation. Ceiling light. Radiator.

### Bathroom

5'1" x 9'4" (1.55m x 2.84m)

Fitted with three piece suite comprising bath with glass shower screen and mains fed shower over, WC and hand wash basin. Window to side elevation, Radiator.

### Outside and Gardens

Double driveway to front. Low maintenance garden to rear mainly laid with patio with planted borders.

### Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: E



