



## 52 Calico Crescent, Stalybridge, SK15 3FJ

**Offers Over £375,000**

Set within the stunning Carrbrook Conservation Area, this impressive four bedroom townhouse on Calico Crescent offers spacious and versatile accommodation across three floors, and enjoys spectacular views from virtually every window. With a dining kitchen opening onto a juliet balcony, three bathrooms, and countryside walks right on the doorstep, this is a home perfectly suited to modern family living.

The property immediately catches the eye with its attractive Yorkshire stone façade, while the driveway to the front provides convenient off road parking and benefits from an EV charger. Step inside and you are greeted by a welcoming entrance hall, leading through to the fourth bedroom, which could effortlessly work as a home office, playroom, or snug, depending on your requirements. Also on this floor is a useful utility area, a shower room, and access into the integral garage, which benefits from power, lighting, and a Hormann RollMatic T electric garage door.

The first floor is undoubtedly the heart of the home. The modern dining kitchen has been finished with sleek grey gloss units, quartz worktops, and LVT flooring, creating a stylish space for everyday living. Open the doors onto the juliet balcony and you are met with beautiful hillside views that will make your morning coffee feel extra special. The lounge sits separately to the front of the property and offers comfortable living space, with two windows perfectly framing the hillside views.

# 52 Calico Crescent

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Then there is the location itself. Despite being just a ten minute drive from Stalybridge town centre and its excellent transport links, Carrbrook Village feels wonderfully tucked away. With open countryside and Stalybridge Country Park quite literally on your doorstep, this is the perfect location for those who love the outdoors - whether it's weekend walks up to the reservoirs, evening strolls to the duck pond, or simply soaking in the scenery from home, it is easy to see why people fall in love with this part of Tameside.

For families, the property also falls within the catchment area for a number of well regarded schools including Millbrook Primary School, St Raphael's Catholic Primary School, and Mossley Hollins High School.

## Hallway

Stairs to first floor. Access to Integral garage. Storage cupboard housing water tank. Door to Utility. Door to Bedroom Four.

## Shower Room

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

## Utility Room

10'5" x 8'3" (3.17m x 2.51m)  
With worktop space, sink with mixer tap with drainer, plumbing for washing machine, space for tumble dryer. Door leading out to rear garden.

## Bedroom Four

10'5" x 10'7" (3.17m x 3.23m)  
Radiator. Ceiling light. Double doors leading out to rear garden.

## Integral Garage

18'7" x 8'6" (5.67m x 2.60m)  
Hormann RollMatic T electric garage door to front elevation. Fitted with power and lighting. Internal door allowing access into main hallway.

## Stairs and Landing

Radiator. Stairs to second floor. Access to large storage cupboard. Doors to Kitchen and Lounge.

## Kitchen/Diner

10'5" x 16'3" (3.17m x 4.95m)  
Fitted with a matching range of base and eye level grey gloss units with coordinating quartz worktops over. Inset sink with drainer and mixer tap. Built in eye level electric oven and microwave oven. Four ring electric hob with extractor over. Downlights to ceiling. Radiator. Double doors opening out to Juliet balcony with views to the rear. Window to rear elevation. Herringbone LVT flooring. Integrated dishwasher. Space for American style fridge freezer.

## Lounge

12'2" x 16'3" (3.71m x 4.95m)  
Two windows to front elevation. Two radiators. Ceiling light.

## Second Floor Stairs and Landing

Radiator, Doors to bedrooms One, Two and

Three. Door to family bathroom. Ceiling light. Loft hatch allowing access up to loft space.

### Master Bedroom

10'6" x 12'8" (3.20m x 3.87m)  
Fitted carpet. Ceiling light. Single radiator. Two windows to rear elevation with hillside views. Fitted wardrobes. Door to ensuite.

### En-suite

Three piece suite with comprising, wash hand basin, tiled shower area and low-level WC. Window to rear elevation. Single radiator. Downlights to ceiling. Extractor.

### Bedroom Two

12'7" x 7'9" (3.84m x 2.35m)  
Downlights to ceiling. Window to front elevation enjoying hillside views. Single radiator.

### Bedroom Three

9'4" x 8'2" (2.84m x 2.49m)  
Currently utilised as a home office this is a generous third bedroom which would easily accommodate a double bed. With fitted wardrobes, ceiling light, single radiator, and

window to front elevation enjoying Hillside views.

### Bathroom

6'0" x 6'4" (1.83m x 1.92m)  
A fully tiled bathroom comprising of three-piece white suite with panelled bath with glass shower screen and mains fed shower over, hidden cistern WC, and vanity unit with inset sink. Wall mounted heated towel rail. Downlights to ceiling. Extractor.

### Outside and Gardens

Driveway to front leading to garage. Wall mounted EV Charger.

Private low maintenance rear garden with Indian Stone patio, artificial lawn, and raised decking areas.

### Additional Information

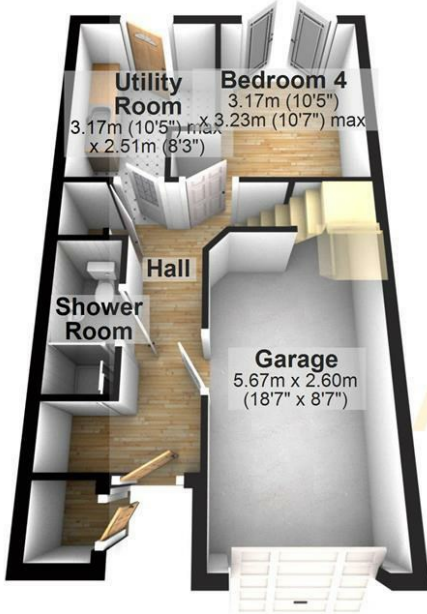
Tenure: Freehold  
EPC Rating: C  
Council Tax Band: D





### Ground Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



### First Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



### Second Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



Total area: approx. 130.0 sq. metres (1399.5 sq. feet)

## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>
		EU Directive 2002/91/EC	
		86	
		77	

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