



## Crowswood Drive, Stalybridge, SK15 3RJ

Offers over £310,000

This spacious and well presented three bedroom townhouse offers versatile accommodation over three floors and is situated on the highly sought-after Churchfields estate in Stalybridge, making it an ideal purchase for growing families, first time buyers or those looking for flexible living space in a convenient location. Positioned within easy reach of Stalybridge Town Centre, the property enjoys excellent access to a variety of shops, supermarkets, cafes and leisure facilities, together with superb transport links including nearby bus routes and Stalybridge train station providing regular commuter services into Manchester and beyond. A selection of popular local schools are also close by, while Stalybridge Country Park offers an abundance of scenic walking trails, cycling routes and open countryside for those who enjoy outdoor living.

The accommodation briefly comprises an entrance hall, ground floor WC, utility room, integral garage access and a versatile third bedroom which could also lend itself perfectly as a home office, playroom or guest room. To the first floor is a bright and spacious lounge filled with natural light, alongside a well proportioned kitchen/dining room providing an excellent space for both family meals and entertaining. To the second floor are two further bedrooms, including the generous main bedroom with en-suite shower room, together with the family bathroom.

Externally, the property benefits from a driveway to the front leading to the integral garage, providing useful off-road parking and storage. To the rear is an enclosed and beautifully maintained garden featuring a paved patio area, lawned section with mature planted borders and a gravelled pathway leading to a raised decked seating area, creating a private and enjoyable outdoor space ideal for relaxing or entertaining during the warmer months.



## GROUND FLOOR

### Entrance Hall

Door to front, radiator, stairs leading to first floor, door to storage cupboard, door to garage, doors leading to:

### WC

Two piece suite comprising vanity wash hand basin and low-level WC, radiator.

### Bedroom 3

7'11" x 8'2" (2.41m x 2.48m)

Double glazed window to rear, radiator.

### Utility Room

7'9" x 6'4" (2.36m x 1.94m)

Fitted with a matching range of base units, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, radiator, door leading out to rear garden.

## FIRST FLOOR

### Landing

Radiator, stairs leading to second floor, doors leading to:

### Lounge

12'2" x 14'10" (3.70m x 4.52m)

Two double glazed windows to front, two radiators, feature fireplace with inset living flame effect fire.

### Kitchen/Diner

11'6" x 14'8" (3.50m x 4.47m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, integrated fridge/freezer and dishwasher, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, radiator.

## SECOND FLOOR

### Landing

Doors leading to:

### Master Bedroom

12'2" x 11'7" (3.70m x 3.52m)

Double glazed window to front, radiator, door to storage cupboard/walk-in wardrobe, door leading to:

### En-suite Shower Room

Three piece suite comprising, shower enclosure, vanity wash hand basin and low-level WC.

### Bedroom 2

7'1" x 14'7" (2.16m x 4.45m)

Double glazed window to rear, radiator.

### Bathroom

6'7" x 5'7" (2.00m x 1.70m)

Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, tiled walls.

## OUTSIDE

Driveway to the front leading to the integral garage. Enclosed well maintained garden to the rear with paved patio area, lawn section with mature planted borders and gravelled pathway leading to raised decking seating area.

### Garage

16'0" x 8'5" (4.88m x 2.57m)

Up and over door to the front, access door.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

[WWW.HOMEEA.CO.UK](http://WWW.HOMEEA.CO.UK)

