



Fold Crescent
Stalybridge, SK15 3NB

Offers in the region of £400,000

Offered for sale with no vendor chain, this superbly maintained four bedroom detached family home occupies an enviable position within a highly sought-after residential area. Well presented throughout and ready for immediate occupation, the property represents an excellent opportunity for families seeking spacious accommodation. Ideally positioned for local amenities, the property is within close proximity to well regarded junior and high schools and offers excellent commuter access. Stalybridge town centre is easily accessible, where both bus and train stations provide direct links into Manchester city centre. Internally, the accommodation is both spacious and versatile, designed to suit modern family living. An enclosed porch opens into a welcoming entrance hallway which provides access to a convenient downstairs WC. The principal reception space comprises a generous lounge, creating a bright and sociable environment ideal for everyday living as well as entertaining guests. The dining room is open plan into the fitted kitchen, enhancing the sense of space. To the rear, a conservatory provides an additional reception area, enjoying pleasant views over the garden and open countryside beyond, and offering flexibility as a sitting room, playroom or home office space.

To the first floor, there are four well proportioned bedrooms, all of which offer comfortable accommodation. The main bedroom benefits from the added luxury of an en-suite shower room, while the remaining bedrooms are served by a family shower room.

Externally, the property continues to impress. A lawned garden lies to the front, with a driveway to the side providing ample off-road parking and leading to a detached garage. The generous rear garden is predominantly laid to lawn and enjoys stunning open views across the countryside, offering a private and peaceful setting ideal for families and outdoor enjoyment.



GROUND FLOOR

Porch

Door to front, windows to front and sides, door leading to:

Entrance Hall

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

WC

Two piece suite comprising, wash hand basin and low-level WC, tiled walls, double glazed window to side.

Lounge 20'1" x 10'5" (6.12m x 3.18m)

Double glazed window to front, radiator, double doors leading to:

Dining Room 13'4" x 8'2" (4.06m x 2.49m)

Radiator, double glazed sliding patio door leading to conservatory, open plan to:

Kitchen 19'0" x 8'1" (5.78m x 2.47m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, tiled splashbacks, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to rear, radiator.

Conservatory 13'9" x 7'10" (4.18m x 2.39m)

Double glazed windows to sides, radiator, double glazed French doors opening out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 12'1" x 10'2" (3.68m x 3.10m)

Double glazed window to front, radiator, door leading to:

En-suite

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

Bedroom 2 11'11" x 8'2" (3.62m x 2.49m)

Double glazed window to rear, radiator.

Bedroom 3 8'3" x 6'5" (2.51m x 1.96m)

Double glazed window to front, radiator.

Bedroom 4 9'11" x 8'1" (3.02m x 2.47m)

Double glazed window to rear, radiator.

Shower Room 8'2" x 6'11" (2.50m x 2.10m)

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

OUTSIDE

Lawned garden to the front with driveway to the side leading to the detached garage. Good sized lawned garden to the rear with long range views and benefits from not being overlooked to the rear.

Garage 21'11" x 10'11" (6.67m x 3.32m)

Up and over door to the front, access door the rear.

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/her self 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.

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Total area: approx. 135.6 sq. metres (1459.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
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