

DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

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Calico Crescent, Carrbrook, Stalybridge, SK15 3FJ

Dawsons are pleased to offer for sale this four bedroom property with accommodation set over three floors. The property offers versatile living accommodation and is well presented throughout. Internal viewing is recommended.

Situated on a sought after residential development, close to local schools, amenities and transport links. Countryside/moorland walks closeby.

Offers Over £395,000



CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS



Calico Crescent, Carrbrook, Stalybridge, SK15 3FJ

- Good Sized Family Home
- Electric Garage Door
- Garage & Driveway
- Internal Inspection Simply Essential
- Juliet Balcony
- Not Overlooked To The Rear
- Stylishly Re-fitted Kitchen & Bathroom
- Landscaped Garden To The Rear
- Countryside Walks On The Doorstep
- Three Double Bedrooms

GROUND FLOOR

Entrance Hallway

Central Heating Radiator, Storage Cupboard.

Downstairs Shower Room

3.1 x 7.7 (0.91m.0.30m x 2.13m.2.13m)
Fitted with a low level WC, wash hand basin, tiled splashback, tiled shower enclosure.

Bedroom 4

10 x 7 (3.05m x 2.13m)
uPVC Patio Doors, Radiator.

Utility Room

10.4 x 8 (3.05m.1.22m x 2.44m)
uPVC Door, Stainless Steel Sink, Plumbing For Washer, Space For Dryer.

FIRST FLOOR

Large Storage Cupboard.

Reception Room

16 x 12 (4.88m x 3.66m)
uPVC Windows X2, Radiator

Kitchen/Dining Area

16.3 x 11 (4.88m.0.91m x 3.35m)
uPVC Windows X2, Juliet Balcony, Patio Doors, Integrated Dishwasher, Fridge Freezer, Under Counter Lighting, Large Pull Out Storage Cupboards.

SECOND FLOOR

Loft access.

Bedroom 1

10.4 x 8.1 (3.05m.1.22m x 2.44m.0.30m)
uPVC Windows X2, Radiator, Fitted Wardrobes.

En Suite

3.3 x 10.3 (0.91m.0.91m x 3.05m.0.91m)
Modern Suite Having Shower Cubicle, Low Level WC, Pedestal Wash Hand Basin, Part Tiled, Tiled Floor Central Heating Radiator

Bedroom 2

7.5 x 12 (2.13m.1.52m x 3.66m)

uPVC Window, Central Heating Radiator
There is a charge of £100 per annum maintenance charge for the upkeep of the estate.

Bedroom 3

8.4 x 10 (2.44m.1.22m x 3.05m)
uPVC Window, Central Heating Radiator, Fitted Wardrobes.

Bathroom

5.9 x 5.5 (1.52m.2.74m x 1.52m.1.52m)
Contemporary White Suite Having Tiled Panel Bath With Shower Over, Contemporary Wash Hand Basin With Vanity Storage Unit Below, Low Level WC, Tiled, Tiled Floor, Towel Rail/Radiator.

Garage

8.6 x 2.7 (2.44m.1.83m x 0.61m.2.13m)
Roll Matic T Door, Electric Roller Shutters

Externally

Driveway to front, Electric Car Charging Point.

N.B.



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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	
77	86
EU Directive 2002/91/EC	

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	
England & Wales	EU Directive 2002/91/EC