



## 28 Crowswood Drive, Stalybridge, SK15 3RJ

**Offers Over £285,000**

Are you a first time buyer looking for something stylish and ready to move straight into? Or maybe you work from home and love the idea of having your own dedicated space for a salon, office or studio? If so, this beautifully presented three bedroom semi detached home on Crowswood Drive in Stalybridge could be just the one.

Lovingly maintained and improved by the current owners, the property benefits from an extended ground floor layout that really suits modern living, and a landscaped garden complete with garden room which is sure to impress! Step inside into a welcoming entrance hall, complete with a handy downstairs WC. From here, the lounge is bright and modern, and leads through to the kitchen at the rear. This area has been opened up to include a conservatory with a solid roof, and this entire space benefits from underfloor heating, creating a really versatile space that works just as well for everyday family life as it does for entertaining.

Upstairs, you'll find a main bedroom, two further bedrooms, and a family bathroom – ideal whether you're a growing family, a couple needing extra space, or someone working from home.

Out in the garden is where this home really stands out. At the far end, there's a fully insulated garden room with power and lighting, currently set up as a bar. It's a great

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Location-wise you're close enough to Stalybridge town centre for all your everyday essentials, along with a good choice of cafes, pubs and local shops. At the same time, you're not far from open green space, with Stalybridge Country Park, and the Huddersfield Narrow canal both within walking distance – ideal if you enjoy getting out for weekend walks.

## **Entrance Hall**

Stairs to first floor. Radiator. Access to WC. Door to lounge.

## **WC**

Window to front. Two piece suite comprising, vanity wash hand basin with tiled splashback and low-level WC. Radiator. Tiled Floor.

## **Living Room**

15'6" x 6'7" (4.73m x 2.00m)

Window to front elevation. Two radiators. Ceiling light. Door to:

## **Kitchen/Diner**

8'10" x 13'6" (2.68m x 4.12m)

Fitted with matching range of base and eye level units with coordinating worktops over. Built in eyelevel Zanussi oven. Built-in eyelevel Zanussi microwave. Built-in four ring gas hob with extractor hood over. Composite sink with mixer tap and drainer. Laundry cupboard plumbed for automatic washing machine and with space for tumble dryer. LVT flooring with underfloor heating. Downlights to ceiling. Space for American style fridge freezer. Window to rear elevation. Open Plan to conservatory.

## **Conservatory**

10'2" x 12'6" (3.09m x 3.81m)

Conservatory with solid roof complete with downlights. LVT flooring with underfloor heating. Double radiator. Double doors to side elevation leading out to rear garden.

## **Stairs and Landing**

Doors to all bedrooms and family bathroom. Ceiling light.

## **Master Bedroom**

9'0" x 10'9" (2.74m x 3.28m)

Two windows to front elevation. Radiator. Ceiling light.

## **Bedroom Two**

9'7" x 7'3" (2.92m x 2.21m)

Window to rear elevation. Radiator. Ceiling light.

## **Bedroom Three**

6'11" x 6'0" (2.10m x 1.82m)

Window to rear elevation. Radiator. Ceiling light.

## **Bathroom**

5'5" x 7'3" (1.64m x 2.21m)

Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC. Part tiled walls. Window to side elevation. Radiator.

## **Outside and Gardens**

Driveway parking to front elevation with low maintenance front garden.

Private enclosed landscaped rear garden laid with artificial lawn with indian stone patio areas and bespoke garden room.

Tel: 0161 303 0778

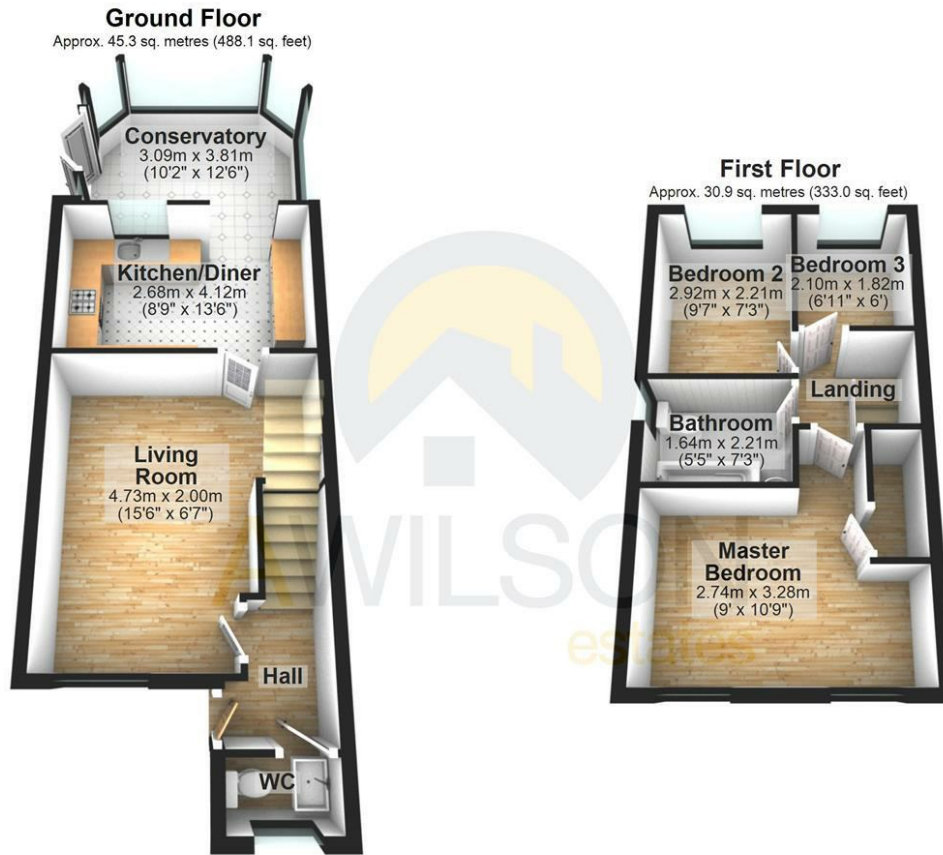
## Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: C





Total area: approx. 76.3 sq. metres (821.2 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                                      |   | 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>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com