

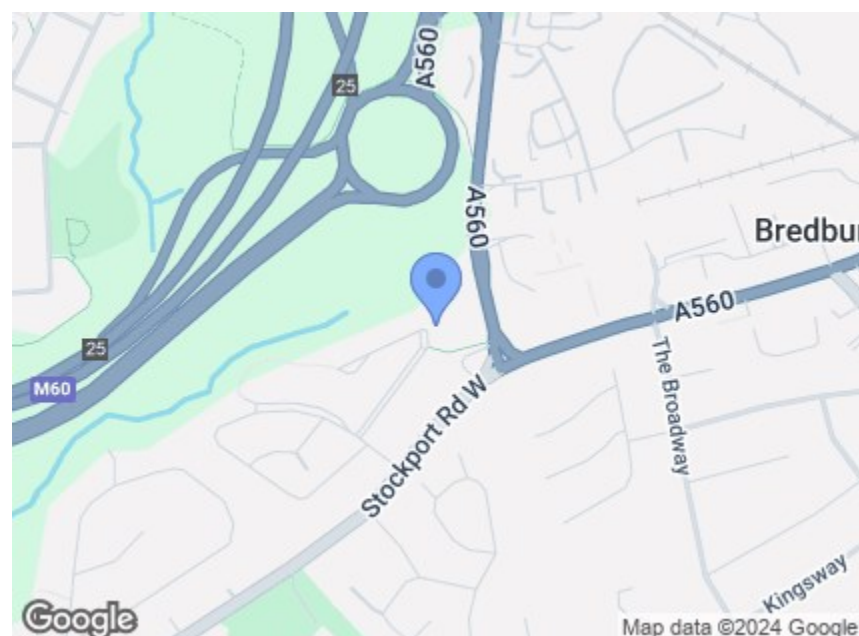


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# CHARLES LOUIS

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### Directions

At junction 25 of the M60, take the A560 exit to Bredbury. At the roundabout, take the 2nd exit onto Ashton Rd/A560 and turn right onto Stockport Rd W/B6104. Next turn right onto The Dr and continue straight onto Valley Rd. Turn right onto The Crescent and stay on The Crescent.

## 32a The Crescent , Stockport, SK6 2DX

Offers over £400,000



- Stunning newly built 4-bedroom house combining modern design with family-friendly functionality.
- High-spec finishes and ample natural light throughout the home.
- Three additional well-sized bedrooms, ideal for growing families.
- Beautiful rear garden, perfect for relaxation and outdoor enjoyment.
- Spacious open-plan kitchen diner, perfect for entertaining and day-to-day living.
- Luxurious master bedroom with a private en-suite.
- Contemporary bathrooms and generous living spaces for comfort and convenience.
- Located in a vibrant community with excellent amenities, top-rated schools, convenient transport links, green spaces, shops, cafes, and leisure facilities.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# 32a The Crescent , Stockport, SK6 2DX

This stunning newly built 4-bedroom house at 32a The Crescent offers a perfect blend of modern design and family-friendly functionality. The heart of the home is the spacious open-plan kitchen diner, designed for both entertaining and day-to-day living, with high-spec finishes and ample natural light. Upstairs, the master bedroom boasts a luxurious en-suite, providing a private retreat. The additional three bedrooms are well-sized, making this property ideal for growing families. With contemporary bathrooms, generous living spaces, and a beautifully landscaped garden, this home truly caters to modern living.

The Crescent is part of a vibrant community known for its excellent amenities and peaceful surroundings. Families will appreciate the proximity to highly-rated local schools, ensuring quality education options. The area also benefits from convenient transport links, nearby green spaces, and a range of shops, cafes, and leisure facilities, making it an attractive choice for families and professionals alike.

\*\*\*Some of our images have been digital enhanced with furniture\*\*\*

## Hallway

7'4 x 20'8 (2.24m x 6.30m)

uPVC door to front elevation, leading into downstairs accommodation and stairs to first floor.

## Kitchen Diner

17'3 x 22'6 (5.26m x 6.86m)

Bi-folding doors to front elevation, Fitted with a range of modern wall and base units, quartz worktops with inset sink and mixer tap, five ring gas hob with extractor above, splash back tiles, integrated fridge freezer, dishwasher and plumbed for washing machine, integrated double oven and microwave, laminate flooring, inset spots and gas central heating radiators, leading off to living accommodation and downstairs wc.



## Lounge

9'4 x 16'7 (2.84m x 5.05m)

uPVC window to rear elevation with bi-folding doors overlooking garden, open plan living to kitchen/dining area, laminate flooring, gas central heating radiator, inset spot.



## First Floor Landing

4 x 10'10 (1.22m x 3.30m)

Leading off to Bedrooms two, three and family bathroom and stairs to second floor.

## Bedroom Two

9'4 x 14 (2.84m x 4.27m)

uPVC window to rear elevation, inset spots, gas central heating radiator.



## Bedroom Three

9'4 x 13'9 (2.84m x 4.19m)

uPVC window to front elevation, inset spots, gas central heating radiator.



## Bedroom Four

7'1 x 10'3 (2.16m x 3.12m)

uPVC window to rear elevation, inset spots, gas central heating radiator.



## Bathroom

7'1 x 8'5 (2.16m x 2.57m)

Fitted with a modern four piece suite, comprising of low level wc, hand wash basin, bath and walk in shower, tiled floor, tiled walls, inset spots, heated towel rail.



## Master Bedroom

16'11 x 18'11 (5.16m x 5.77m)

uPVC Velux window to front and rear elevation, inset spots, gas central heating radiator, leading off to en-suite.



## Master En-suite

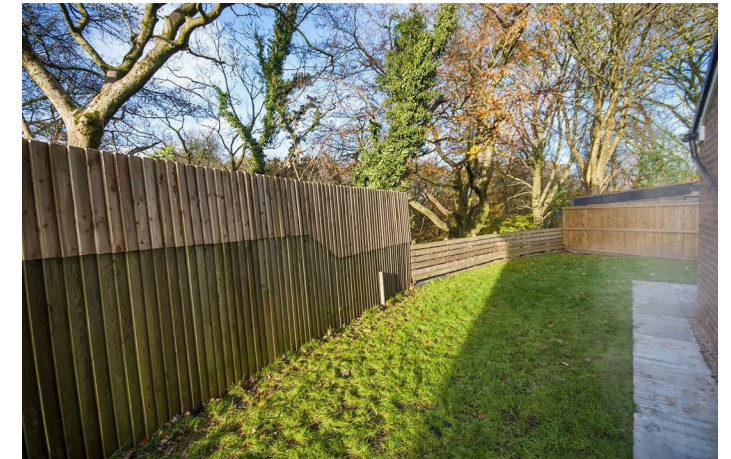
3'1 x 8'4 (0.94m x 2.54m)

Fitted with a modern three piece suite, comprising of low level wc, hand wash basin, walk in shower, tiled floor, part tiled walls, inset spots, heated towel rail.



## Rear Garden

Private garden to rear elevation, enclosed with wooden panel fencing, flagged patio area leading off to lawn.



## Front Driveway

Pathway leading to front door with driveway parking and lawn.

Tenure - Freehold

Council Tax - awaiting registration