



## 67 Cypress Oaks, Stalybridge, SK15 3GA

**£249,500**

A Wilson Estates are delighted to bring to the market this characterful two bedroom, two bathroom Grade II listed property, tucked away at the head of the ever popular Cypress Oaks development, accessed via Huddersfield Road, Stalybridge.

The location offers far reaching views of nearby moorland, and is the perfect location for those looking to immerse themselves in the outdoor lifestyle via the plentiful walks in and around Harridge Pike, Wild Bank and Walkerwood to Swineshaw reservoirs. There are also cycle routes and bridle pathways in and around the area.

The property itself is a credit to the current owners and comprises of an entrance hall, lounge, kitchen diner, and handy understairs wc to the ground floor, whilst to the first floor there are two well proportioned double bedrooms, en suite shower room to the master, plus a three piece family bathroom. Externally the property benefits from good sized rear garden, with the added bonus of two allocated parking spaces.

A perfect purchase for a range of purchasers from those looking to purchase for the very first time to families, or even those looking to downsize.



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## Hallway

Storage cupboard. Stairs leading to first floor. Door to:

## Lounge

13'3" x 11'9" (4.05m x 3.57m)  
Hardwood double glazed window to front. Electric Living Flame Effect Fire. Ceiling Light.

## Kitchen/Dining Room

8'8" x 18'6" (2.64m x 5.64m)  
A good sized space great for family mealtimes. Kitchen fitted with a matching range of base and eye level units with coordinating work surfaces over. One and a half bowl stainless steel sink with mixer tap over. Built in electric oven with four ring gas hob and extractor hood over. Space for fridge freezer. Plumber for automatic washing machine. Space for dishwasher. Hardwood double glazed window to rear elevation. Door leading to rear garden.

## WC

Low level flush wc and hand wash basin.

## Landing

8'10" x 6'6" (2.68m x 1.97m)

## Bedroom 1

11'3" x 11'9" (3.44m x 3.57m)  
A lovely sized bright bedroom with high ceiling height. Hardwood double glazed window to front elevation. Radiator. door to:

## En-suite Shower Room

Fitted with three piece suite comprising of shower cubicle, low level flush wc, and hand wash basin. Radiator. Ceiling light.

## Bedroom 2

11'1" x 11'9" (3.39m x 3.57m)  
With the same proportions as the master bedroom, the second bedroom features the same high ceilings, with the hardwood double glazed window providing lovely views over the rear garden and the hills beyond. Radiator. Ceiling light.

## Bathroom

Hardwood double glazed window to rear elevation. Fitted with three piece suite comprising of panelled bath with glass shower screen and shower over, low level flush wc, and hand wash basin. Radiator.

## Externally

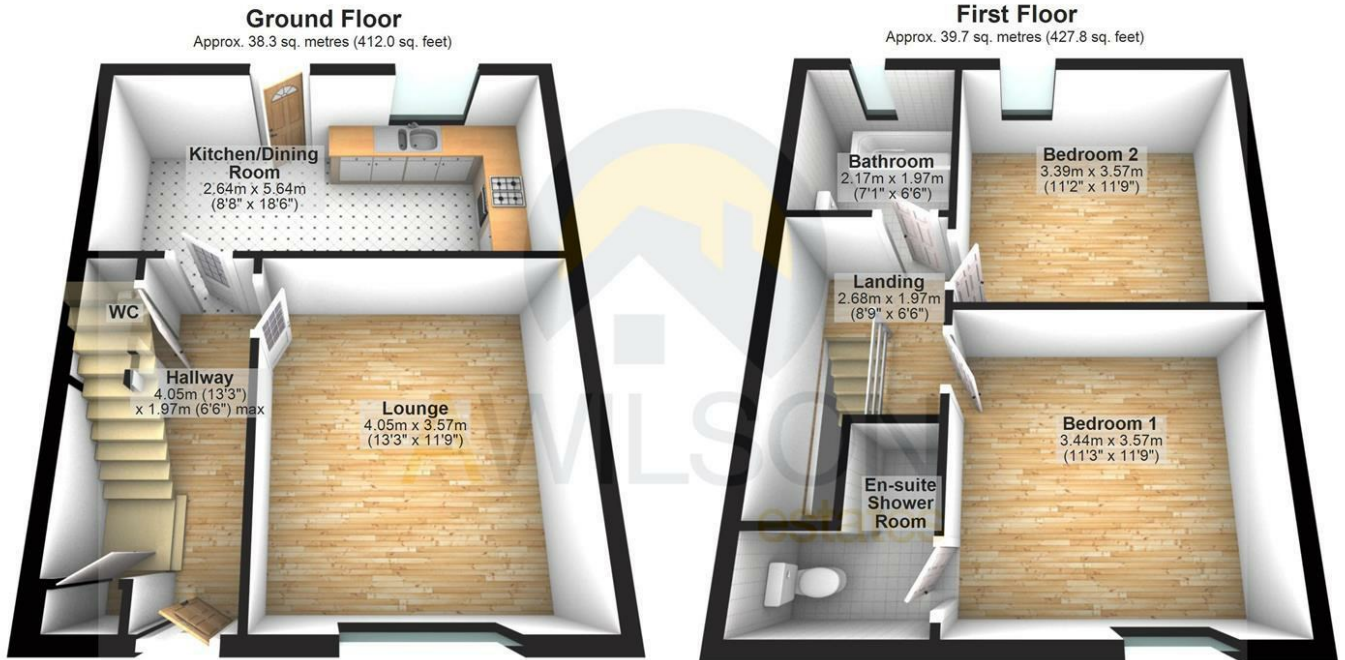
To the front of the property there is a small front garden with low level stone wall and railings, whilst to the rear of the property there is a good sized rear garden, the perfect spot to spend outdoor entertaining in the summer months whilst taking in the stunning views of local scenery! Beyond the rear garden there is a residents only car parking area, where the two allocated parking spaces can be found.

## Additional Information

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: B







Total area: approx. 78.0 sq. metres (839.8 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	
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	83	<b>England &amp; Wales</b>
		71	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