



## **47 Cedar Avenue, Stalybridge, SK15 3GD**

**£450,000**

Welcome to Cedar Ave, situated on the popular Cypress Oaks development and is arguably the best Avenue with wonderful far reaching views to the rear.

You are welcomed in through the vestibule and into the hallway. The spacious lounge has a feature fireplace and opens up into the sunny conservatory. The recently refitted kitchen is both stylish and practical, and there is a separate dining room. This space could be used for many things, an extra family room? Or maybe a home office? What would you do?

Upstairs are four bedrooms, the master having a dressing area and en-suite, plus a family bathroom. Outside, the house is approached by a driveway leading to an attached garage. Whilst around to the rear is a lovely enclosed sunny garden. The perfect spot to sit with a cool drink in the summer months and for children to play.

Those with children of a school age can utilise several local schools from the 'outstanding' Millbrook Primary School, St Raphaels RC Primary & St Peter's RC Primary, in addition to Mossley Hollins High, and Copley.



# 47 Cedar Avenue

, Stalybridge, SK15 3GD

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## Entrance Vestibule

Double doors and front door into the entrance hallway.

## Entrance Hallway

Stairs rising to the first floor, doors to all downstairs rooms.

## Downstairs W.C

Low level w.c and hand wash basin.

## Lounge

Doors leading out to the conservatory, feature fireplace.

## Conservatory

## Dining Kitchen

Window and door leading out to the garden. Fitted with a range of wall and base level units including a built in wine rack, and coordinating work surfaces over. Integrated appliances include a double oven, hob and extractor fan above, space for a fridge freezer, plumbing for washing machine, plumbing for dishwasher, resin sink unit with swan neck mixer tap.

## Dining Room

Square bay window to the front elevation.

## Stairs & Landing

Storage cupboard, doors to all rooms.

## Master Bedroom

Two windows to the front elevation, fitted wardrobes, open to the dressing area. The dressing area has a walk in wardrobe, door into the en-suite.

## En-Suite Shower Room

Opaque window to the front elevation. Suite to include an enclosed shower cubicle with electric shower, low level w.c and hand wash basin.

## Bedroom Two

Window to the rear elevation with far reaching views.

## Bedroom Three

Window to the rear elevation with far reaching views.

## Bedroom Four

Window to the rear elevation, with far reaching views.

## Family Bathroom

Opaque window to the side elevation, suite comprising of a panel bath, low level w.c and hand wash basin, part tiled walls.

## Externally

The front of the home is approached by a driveway leading to an attached single garage. Around to the rear is a fabulous enclosed rear garden, complete with well stocked flower beds, lawn and patio area.

## Garage

Up & over door, light and power.

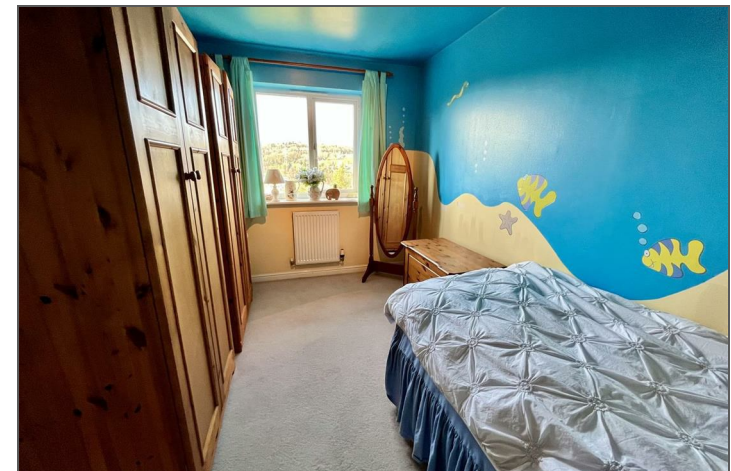
## Additional Information

Tenure: Freehold

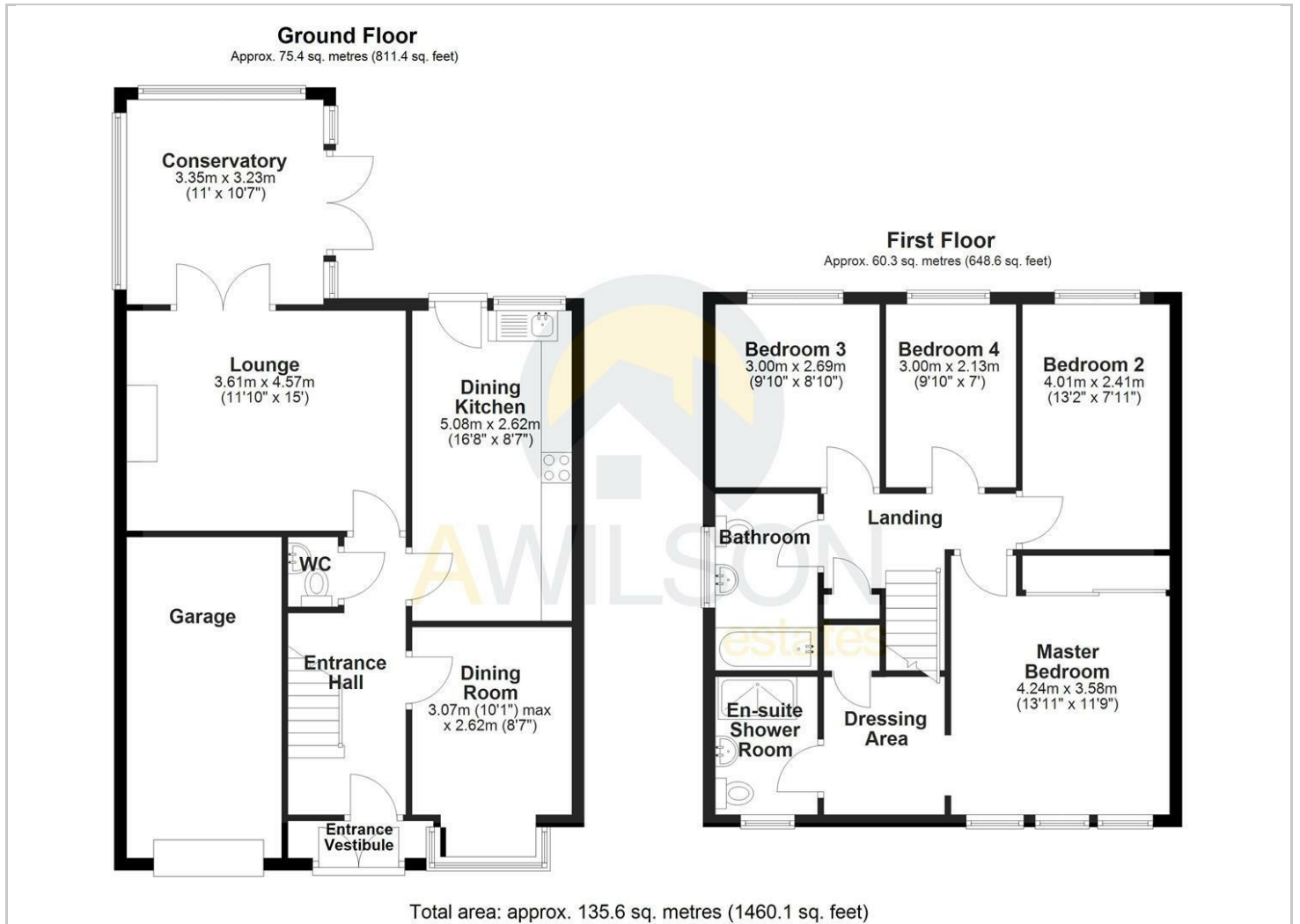
EPC: D

Council Tax Band: D









## 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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