



1 Cypress Oaks, Stalybridge, SK15 3GA

Offers Over £325,000

A Wilson Estates are delighted to bring to market this immaculate three bedroom, three storey semi detached home on the popular Cypress Oaks. Originally the show home for the development, it is already a standout property, but the current owners have lovingly enhanced it even further, adding beautiful finishing touches and thoughtful details throughout. From the warm cottage oak doors on the ground floor to the elegant window shutters and clever bespoke storage, this is a home that's been cared for and curated to perfection.

Set back from the road, you are welcomed by a generously sized front garden, beautifully landscaped with mature trees and shrubs with a garden path winding it's way to your front door.

As you step into the spacious entrance hall, you're greeted by a home that just feels right. Everything flows beautifully. At the front of the house is the kitchen and breakfast room - bright, functional, and perfect for everyday life. Whether it's a quick coffee in the morning or a relaxed weekend brunch, this is a lovely spot to start your day.

To the rear is the lounge, and it's a real highlight. Decorated in calming, neutral tones, it's a stylish yet comfortable space. A feature media wall adds a contemporary touch,

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Hallway

A spacious hallway with laminate flooring. Understairs storage cupboard, plus bespoke under stairs cabinetry providing plenty of storage. Radiator. Stairs leading to first floor. Doors to:

Kitchen/Breakfast Room

9'9" x 8'10" (2.97m x 2.70m)

Fitted with matching range of base and eye level unit and breakfast bar with coordinating worktops over. Integrated fridge/freezer and dishwasher. Plumbing for automatic washing machine. Built-in electric oven. Built-in microwave. Sunk with drainer and mixer tap. Window to front elevation. Double radiator.

WC

WC and Hand wash basin. Radiator. Ceiling light. Extractor fan.

Lounge

10'7" x 15'6" (3.23m x 4.72m)

A beautiful room with a real "Mediterranean" feel to it. Media wall with inset electric fire with living flame effect and built in alcove shelving. Double doors leading out into rear garden. Shuttered window with stunning views of nearby hillsides.

Landing

14'11" x 6'7" (4.55m x 2.00m)

Window to front elevation. Stairs to second floor. Door to:

Bedroom 2

11'10" x 9'2" (3.61m x 2.79m)

A room of double proportions. Window to front elevation. Built in wardrobes. Fitted carpet. Ceiling light.

Bedroom 3

12'4" x 8'3" (3.76m x 2.52m)

A generous third bedroom ideal as a guest room, children's room or home office. Window to rear elevation. Radiator. Ceiling light.

Bathroom

A generously sized bathroom with three piece suite comprising panelled bath with mains fed shower attachment, wc and hand wash basin. Window to rear elevation. Radiator.

Second Floor Landing

Door to:

Master Bedroom

16'7" x 12'4" (5.05m x 3.76m)

A stunning room decorated in calming neutral tones. Two skylights and a window to front elevation flood the room with natural light, whilst fitted wardrobes provide plenty of storage.

En-suite

Recently refitted with three piece suite comprising shower cubicle, wc and hand wash basin. Heated towel rail. Tiled walls. Skylight.

Externally

The rear garden is private and beautifully maintained—a perfect space for relaxing, dining,

or entertaining. It also provides side door access to the detached garage, which comes with power and an EV charge port, making it both practical and future proof.

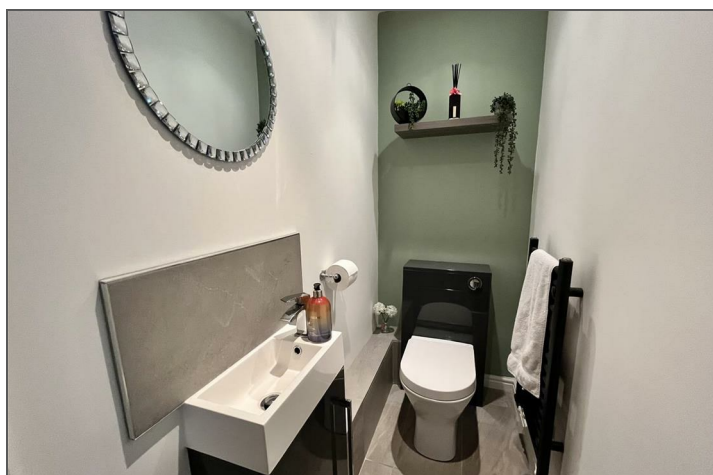
The garage has real potential too - with a little imagination, it could be transformed into a garden bar, a studio, or even a home gym (subject to relevant permissions). Driveway parking is available directly in front of the garage.

Additional Information

Tenure: Freehold

EPC Rating: TBC

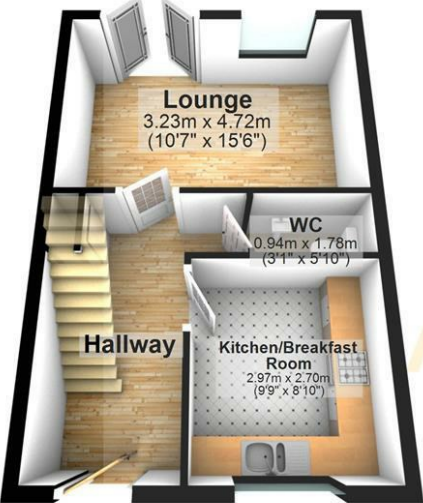
Council Tax Band: C





Ground Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.0 sq. feet)



Second Floor

Approx. 24.2 sq. metres (260.6 sq. feet)



Total area: approx. 95.0 sq. metres (1022.2 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		
	Current	Potential
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		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		

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