

DAWSONS

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Rowans Close, Cypress Oaks, Stalybridge, SK15 3GF

Dawsons are pleased to offer for sale this four bedroom executive detached family home. Originally built by McLean Homes to the Buckingham Design on the popular Cypress Oaks Development, this property stands in a sought after cul-de-sac location. Offered for sale with no forward vendor chain. Viewing highly recommended.

Ideally located close to riverside walks, Stalybridge Country Park, schools, amenities and transport links.

Price £465,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Rowans Close, Cypress Oaks, Stalybridge, SK15 3GF

- Detached Family Home
- Conservatory
- Cul-de-Sac Location
- No Onward Chain
- Off Road Parking
- Well Regarded Location

Continued.....

The accommodation comprises, on the lower floor, an entrance into a reception room with floor to ceiling fitted storage and a lounge which leads through to a separate dining room and onto a conservatory at the rear. There is also a fitted kitchen which has been recently refurbished to a high standard and a downstairs WC room.

The upper floor has an open landing area leading off to four good sized bedrooms. The master bedroom has an en-suite, two of the other bedrooms share a 'Jack and Jill' style bathroom and, in addition, there is a third family bathroom.

Externally, the property has a driveway and a landscaped rear garden with lawn and patio.

ENTRANCE

Doorway leading into reception room.

RECEPTION

19'4 reducing to 17'2 x 14'2 (5.89m reducing to 5.23m x 4.32m)

With staircase leading to upper floor, floor ceiling mirror fronted storage, access to WC room, kitchen and lounge, window to front elevation, central heating radiator.

LOUNGE

15'11 increasing to 18'4 into bay x 11'4 (4.85m increasing to 5.59m into bay x 3.45m)

With bay window to front elevation, mirrored wall making an attractive focal point, central heating radiator, double doors leading to dining room.

DINING ROOM

13'0" x 9'4" (3.96m x 2.84m)

With central heating radiator, doors leading to conservatory.

CONSERVATORY

17'1" x 11'6" (5.21m x 3.51m)

A brick and uPVC construction conservatory with a self-cleaning glass ceiling, sliding doors to rear side, fanlights, power and light.

KITCHEN

15'7" x 9'8" (4.75m x 2.95m)

Fitted with a high specification white kitchen comprising wall and base storage units with rounded work surfaces, tiled splash-backs, stainless steel sink and drainer unit with mixer tap, five ring gas hob with extractor over, LED base-board lighting, imbedded spotlighting, pull out storage, feature double oven and grill, double doors to conservatory.

WC ROOM

With two piece suite comprising a low level WC and wall mounted wash hand basin.

STAIRS AND LANDING

Leading from the entrance to an open landing area, access to the loft, four bedrooms and family bathroom.

BEDROOM (1)

16'11 into bay reducing to 14'10 x 11'6 (5.16m into bay reducing to 4.52m x 3.51m)

With fitted wardrobes, window to front elevation.

EN-SUITE

6'9" x 6'0" (2.06 x 1.83)

With shower, wash basin in vanity unit, low level WC, window to front elevation.

BEDROOM (2)

10' x 7'6 (3.05m x 2.29m)

With window to front elevation, central heating radiator, access to 'Jack and Jill' bathroom.

BEDROOM (3)

10'8 reducing to 7'4 x 10'1 reducing to 7'10 (3.25m reducing to 2.24m x 3.07m reducing to 2.39m)

With window to rear, central heating radiator, access to 'Jack and Jill' bathroom.

BEDROOM (4)

12'3 x 8' (3.73m x 2.44m)

With window to rear, central heating radiator.

JACK AND JILL BATHROOM

4'9" x 5'0" (1.45 x 1.52)

With shower, WC and wash hand basin.

FAMILY BATHROOM

7' x 7'7" (2.13m x 2.31m)

With a modern, white, three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, tiled wall, uPVC frost glazed window.

EXTERNALLY

The property has a driveway for off-road parking, a garden which is laid to lawn and fencing to the side.

The rear of the property has a split level landscaped garden with patio area, lawn, tool shed, retaining hedge and retaining wooden panel fencing.

COUNCIL TAX

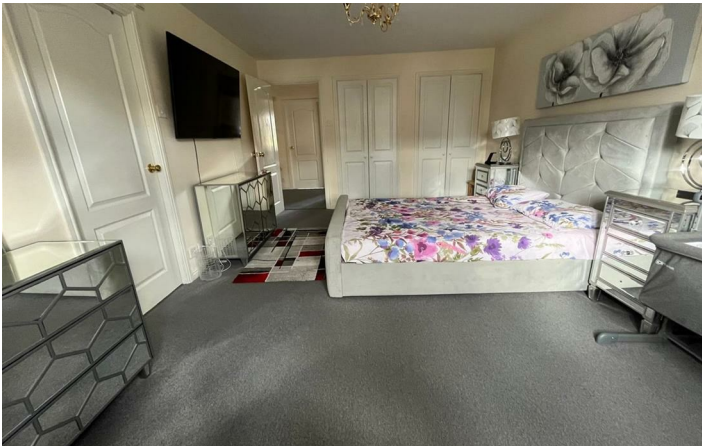
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VIEWING

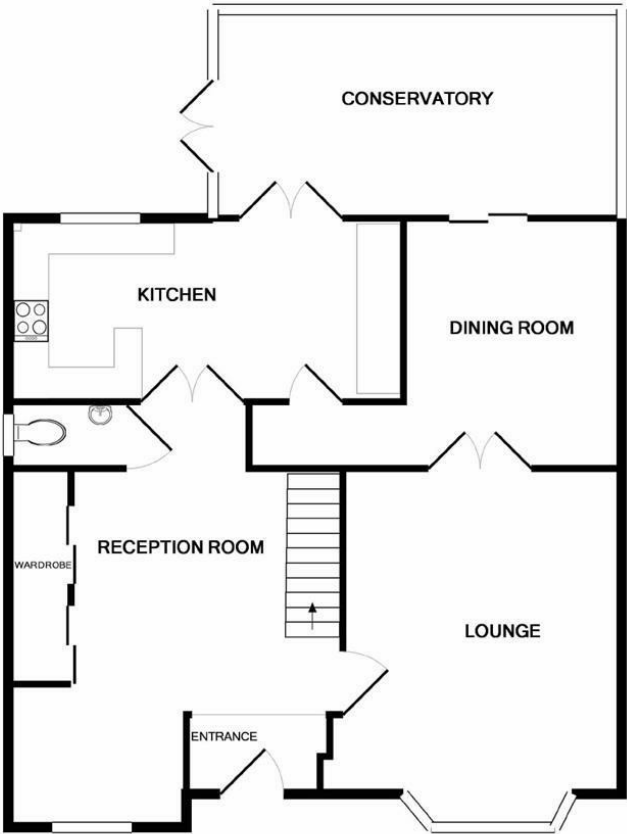
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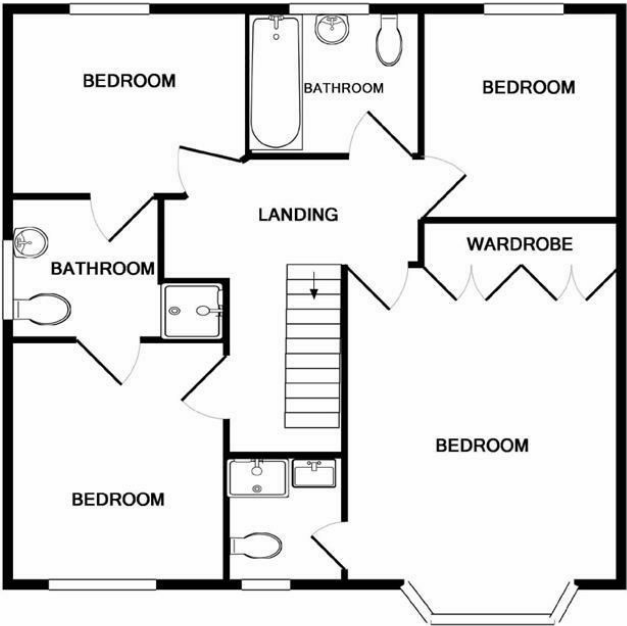
Directions



Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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