



Cypress Oaks
Stalybridge, SK15 3GA
Offers over £293,000

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Home Estate Agents are pleased to offer for sale this enchanting mews property nestled within the sought-after Cypress Oaks area of Stalybridge. Boasting four bedrooms and accommodation thoughtfully spread across three floors, this residence is an epitome of contemporary elegance and presents an exceptional opportunity for those seeking a blend of comfort, style, and modern living. Ideal home for the growing family with views from the top floor and benefits from off road parking and garage to the rear. ****Viewing Highly Recommended****

In brief the accommodation comprises of: Entrance hall, WC, kitchen/diner and lounge to the ground floor. Three bedrooms and family bathroom to the first floor. Master bedroom with en-suite to the second floor. Lawned garden to the front. Enclosed garden to the rear with garage and off road parking also located to the rear of the property.

GROUND FLOOR

Hall

Door to front, radiator, stairs to first floor, door to under stairs storage cupboard, doors to:

WC

Double glazed window to side, two piece suite comprising wash hand basin and low-level WC, radiator.

Kitchen/Diner 13'11" x 9'1" (4.25m x 2.78m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed bay window to front, radiator.

Lounge 11'6" x 16'2" (3.51m x 4.93m)

Double glazed window to rear, radiator, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Stairs to second floor, door to storage cupboard, doors to:

Bedroom 2 11'9" x 9'3" (3.59m x 2.83m)

Double glazed window to front, radiator.

Bedroom 3 13'8" x 9'3" (4.17m x 2.83m)

Double glazed window to rear, radiator.

Bedroom 4 7'7" x 6'5" (2.31m x 1.96m)

Double glazed window to rear, radiator.

Family Bathroom 5'6" x 6'7" (1.67m x 2.00m)

Three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to front.

SECOND FLOOR

Landing

Door to:

Master Bedroom 17'6" x 10'1" (5.34m x 3.07m)

Double glazed window to front, double glazed velux window to rear, radiator, fitted wardrobes.

En-suite Shower Room

Three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC part tiled walls, double glazed window to rear.

OUTSIDE

Lawned garden to the front. Enclosed garden to the rear with decking seating area and artificial lawn with door leading to garage, Garage and off road parking located to the rear of the property.

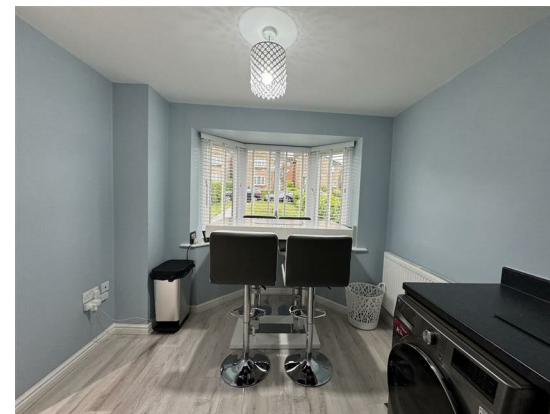
DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or

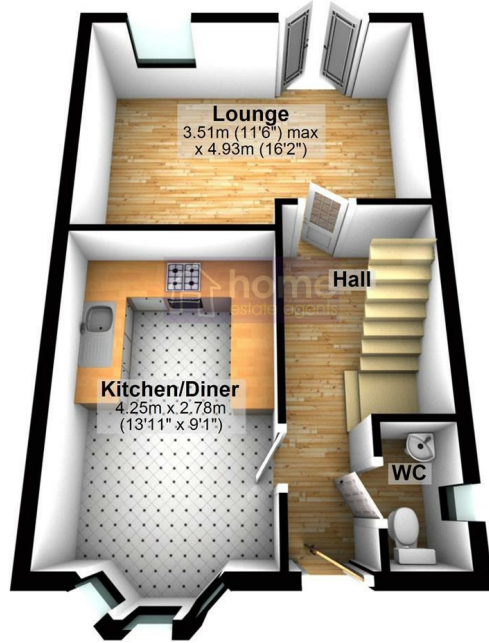
confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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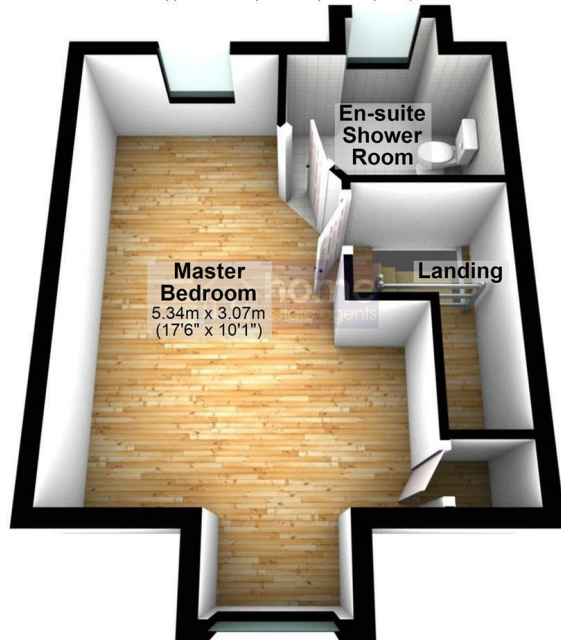


Ground Floor
Approx. 38.9 sq. metres (418.6 sq. feet)

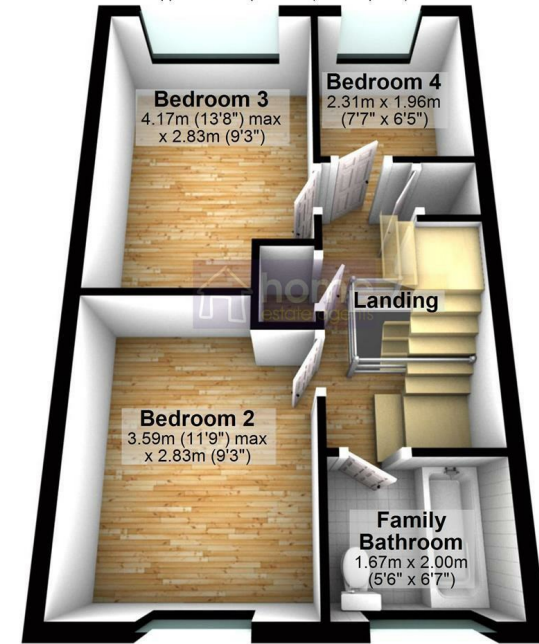


Total area: approx. 105.9 sq. metres (1139.7 sq. feet)

Second Floor
Approx. 28.4 sq. metres (305.6 sq. feet)



First Floor
Approx. 38.6 sq. metres (415.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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		
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