



Willows End  
Stalybridge, SK15 3GG

Offers over £465,000



There's no agent like home

This beautifully presented four-bedroom executive detached family home is located within the highly desirable Cypress Oaks estate, nestled in a sought-after cul-de-sac. Boasting a range of impressive features, this residence offers an ideal blend of comfort and luxury.

Upon entering, you're greeted by a welcoming lounge area, perfect for relaxation or entertaining guests. Adjacent to the lounge is a versatile family room, providing additional space for various activities. The heart of the home lies in the spacious kitchen/diner, which is both functional and stylish. With French doors and sliding doors leading out to the rear garden, this area seamlessly integrates indoor and outdoor living. A utility room and convenient WC complete the ground floor layout. Ascending to the first floor, you'll find four generously sized bedrooms and a family bathroom. The master bedroom benefits from its own en-suite, providing a private sanctuary for the homeowners. Additionally, bedroom two and four share access to a Jack and Jill bathroom, adding convenience and practicality to the living arrangements. Externally, the property offers a double driveway and a well-maintained lawned garden to the front, enhancing its curb appeal. The enclosed rear garden provides ample space for outdoor activities and features a paved patio, raised planters, and a decking area with a charming wooden built bar—a perfect setting for al fresco dining and entertaining.

Conveniently situated, this home enjoys close proximity to local schools and excellent transport links, making it an ideal choice for families seeking both convenience and tranquility. This family home is an exceptional opportunity for discerning buyers seeking comfort, style and convenience. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Hallway

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

### Lounge

 16'1" x 11'8" (4.90m x 3.55m)

Double glazed bay window to front, radiator.

### Utility Room

 5'0" x 8'2" (1.53m x 2.48m)

Plumbing for washing machine, space for tumble dryer, door to:

### Family Room

 10'7" x 8'2" (3.23m x 2.48m)

Double glazed window to front, radiator.

### WC

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

### Kitchen/Diner

 13'0" x 26'3" (3.96m x 8.00m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, space for fridge/freezer, built-in two single ovens, built-in hob with extractor hood over, double glazed window to rear, radiator, double glazed sliding patio door leading to rear garden, double glazed French doors leading to rear garden.

## FIRST FLOOR

### Landing

Door to storage cupboard, doors leading to:

### Master Bedroom

 16'8" x 11'8" (5.09m x 3.55m)

Double glazed bay window to front, radiator, door to:

### En-suite

Three piece suite comprising vanity wash hand basin, shower enclosure and low-level WC, double glazed window to front, radiator.

### Bedroom 2

 10'3" x 10'2" (3.12m x 3.10m)

Double glazed window to rear, radiator, door leading to Jack and Jill en-suite.

### En-suite

Three piece suite comprising wash hand basin, shower enclosure and low-level WC, radiator.

### Bedroom 3

 12'3" x 8'0" (3.74m x 2.44m)

Double glazed window to rear, radiator.

### Bedroom 4

 10'1" x 7'2" (3.07m x 2.19m)

Double glazed window to front, radiator, door leading to Jack and Jill en-suite.

### Bathroom

 7'0" x 7'5" (2.13m x 2.27m)

Three piece suite comprising bath with shower over, wash hand basin and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

## OUTSIDE

Lawned garden and double driveway to the front. Enclosed good sized garden to the rear with paved patio seating area leading to decked area featuring a wooden built bar.

## 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/her self of all measurements prior to purchase.

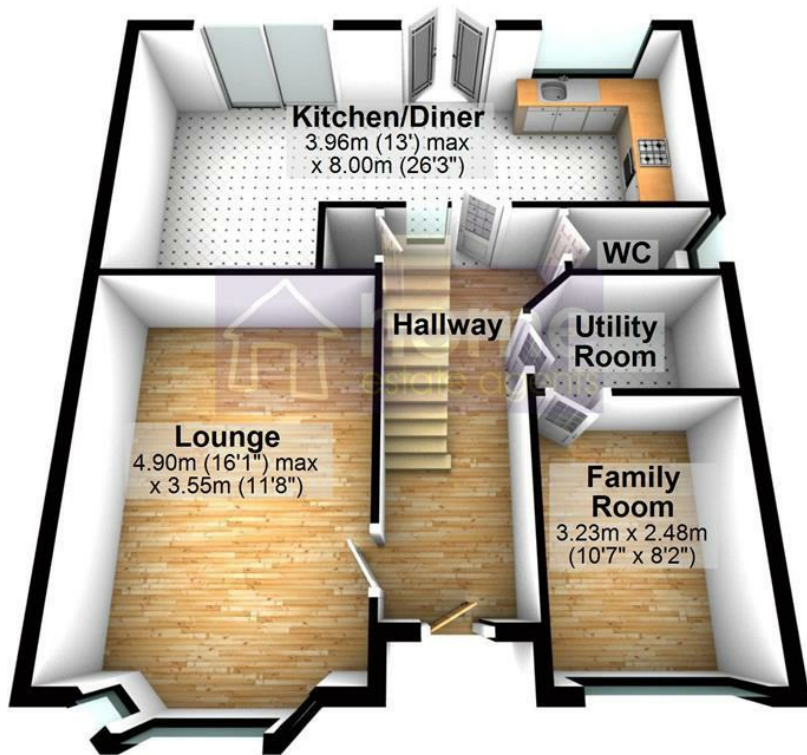
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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.

[WWW.HOMEEA.CO.UK](http://WWW.HOMEEA.CO.UK)

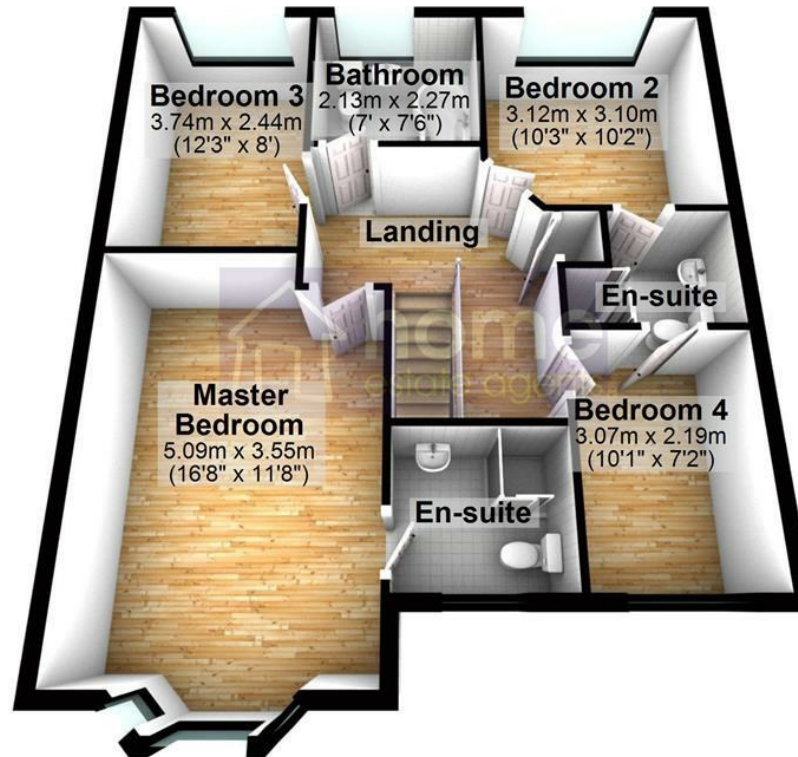




### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>68</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