



Cypress Oaks
Stalybridge, SK15 3GA

Offers over £260,000

This immaculately presented three-bedroom semi-detached property, with its stunning countryside views, is nestled within the sought-after Cypress Oaks Development in Stalybridge, boasting proximity to local amenities, transportation links, and scenic riverside walks.

Ideal for a growing family, the property offers a spacious lounge, a welcoming kitchen/diner, and a convenient WC on the ground floor, catering to both relaxation and social gatherings. Ascending to the first floor, you'll discover three well-proportioned bedrooms, including a luxurious master bedroom with its own en-suite, ensuring privacy and comfort. A stylish family bathroom completes this level, offering convenience for the whole household.

Outside, the property impresses with a driveway to the front, providing off-road parking, while the rear garden, enclosed for added privacy, offers a serene retreat. The garden is predominantly laid to lawn, with a paved patio seating area, perfect for outdoor entertaining or peaceful moments enjoying the stunning views.

With its blend of modern comforts, convenient location, and scenic surroundings, this property presents an ideal home for those seeking both practicality and tranquility. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Hall

Door to front, stairs to first floor, doors to:

WC

Two piece suite comprising, corner pedestal wash hand basin and low-level WC, radiator.

Lounge 14'3" x 12'0" (4.34m x 3.66m)

Double glazed window to front, radiator, door to under stairs storage cupboard, door to:

Kitchen/Diner 8'10" x 15'3" (2.68m x 4.65m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated washing machine, space for fridge/freezer, built-in double oven, built-in hob with extractor hood over, double glazed window to rear, radiator, double glazed French doors leading to rear garden.

FIRST FLOOR

Landing

Doors to:

Master Bedroom 9'6" x 12'0" (2.89m x 3.66m)

Double glazed window to front, radiator, door to:

En-suite

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

Bedroom 2 7'8" x 9'2" (2.34m x 2.79m)

Double glazed window to rear, radiator.

Bedroom 3 7'8" x 5'8" (2.34m x 1.73m)

Double glazed window to rear, radiator.

Bathroom 6'0" x 5'10" (1.83m x 1.78m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, radiator.

OUTSIDE

Driveway, providing off road parking for two vehicles and walled garden to the front. Enclosed garden to the rear, mainly laid to lawn and paved patio seating area.

DISCLAIMER

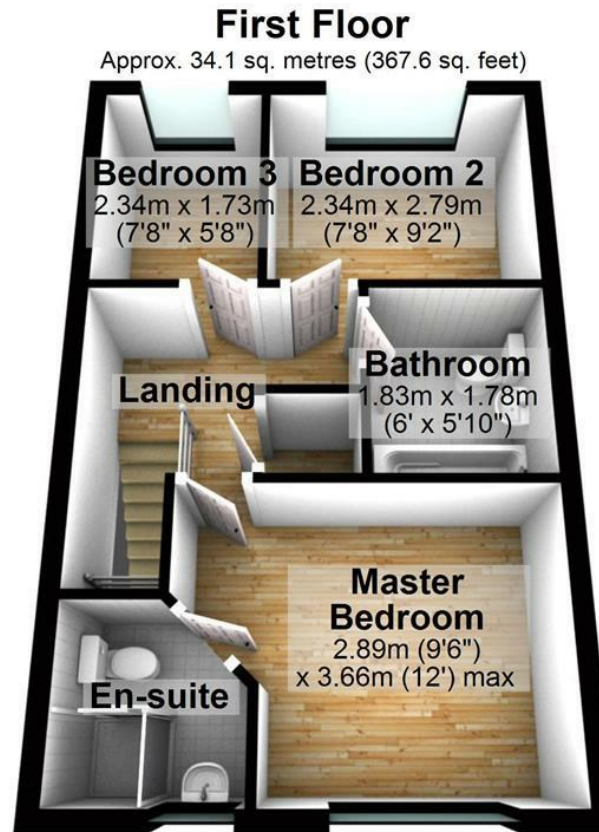
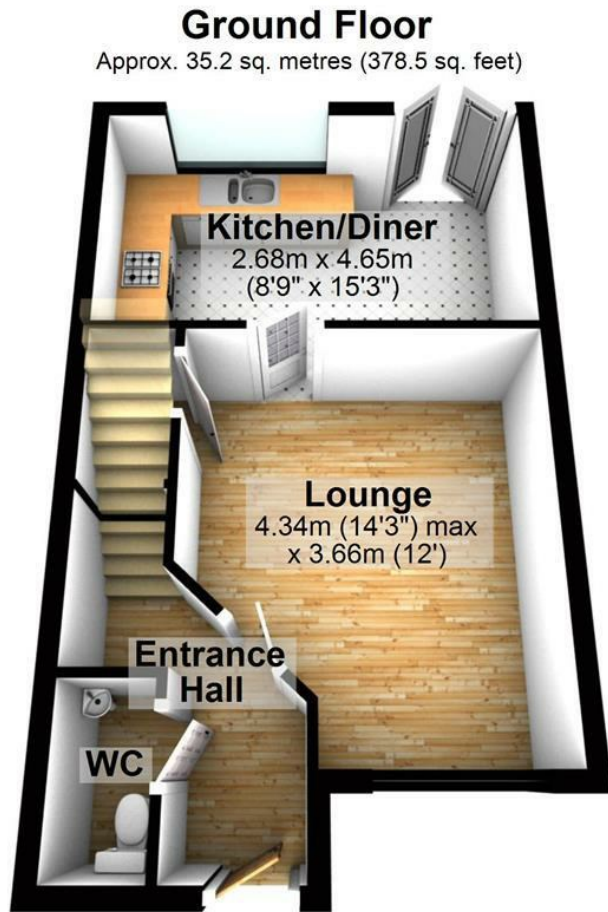
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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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Total area: approx. 69.3 sq. metres (746.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	78	
(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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