



Rowans Close  
Stalybridge, SK15 3GF

Offers over £450,000



There's no agent like home

Introducing your dream family home: Nestled within the highly sought after Cypress Oaks estate in Stalybridge, this four-bedroom detached residence captures the essence of spacious, comfortable living. Situated on a corner plot, it boasts an enviable position, offering not only ample space but also a sense of privacy and tranquility.

The ground floor comprises a lounge, dining room, kitchen, cloakroom, and a delightful conservatory, providing versatile living spaces for both relaxation and entertainment. Ascending the stairs, you'll discover four well-proportioned bedrooms. The master bedroom boasts the luxury of an en-suite shower room, providing a private sanctuary. Bedrooms two and three share a convenient Jack and Jill shower room, offering practicality and comfort for family living. Additionally, a modern family bathroom ensures convenience for all occupants. Externally, this property impresses with its well-maintained gardens, including a lawned front garden with a driveway leading to the garage, providing ample parking space. The tiered rear garden offers a serene retreat with a paved patio, lush lawn, and a decked seating area, perfect for enjoying outdoor gatherings and leisure activities.

Conveniently located near riverside walks, Stalybridge Country Park, amenities, and transport links, this home offers a desirable lifestyle with easy access to nature and urban conveniences. Don't miss the opportunity to make this your forever home in Cypress Oaks. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Hallway

Door to front, stairs to first floor, laminate flooring, radiator, doors to:

### Cloak room

Double glazed window to side, fitted with a low level WC, and wash hand basin, laminate flooring, radiator.

**Lounge** 16'0" x 11'4" (4.87m x 3.46m)

Double glazed bay window to front, feature fireplace and surround with inset fire, laminate flooring, radiator, double doors to:

**Dining Room** 13'0" x 11'4" (3.95m x 3.46m)

Laminate flooring, radiator, sliding patio doors to conservatory, door to:

**Kitchen** 9'7" x 16'7" (2.92m x 5.05m)

Double glazed window to rear, fitted with a matching range of base and eye level units with worksurface over, tiled splashbacks, inset sink and drainer with mixer tap, , plumbing for automatic washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, tiled floor, radiator, door to:

**Conservatory** 11'6" x 17'5" (3.52m x 5.32m)

Brick built base with double glazed windows to side, laminate flooring, double doors to rear garden.

## FIRST FLOOR

### Landing

Doors to:

**Master Bedroom** 16'9" x 11'4" (5.10m x 3.46m)

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

### En-suite

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

**Bedroom 2** 10'6" x 10'0" (3.21m x 3.06m)

Double glazed window to rear, radiator, door to:

### Jack & Jill En-suite

Double glazed window to side.

**Bedroom 4** 9'9" x 7'8" (2.96m x 2.33m)

Double glazed window to front, radiator, door to en-suite.

**Bedroom 3** 12'2" x 8'0" (3.71m x 2.45m)

Double glazed window to rear, radiator.

### Bathroom

Double glazed window to rear, fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, part tiled walls, tiled floor, radiator.

## OUTSIDE

Lawned garden to front with driveway leading to garage. Gate to side leading to rear garden. Tiered garden with paved patio, lawned area and decked seating area.

**Garage** 17'4" x 6'6" 200'1" (5.29m x 2. 61m)

Up and over door to front.

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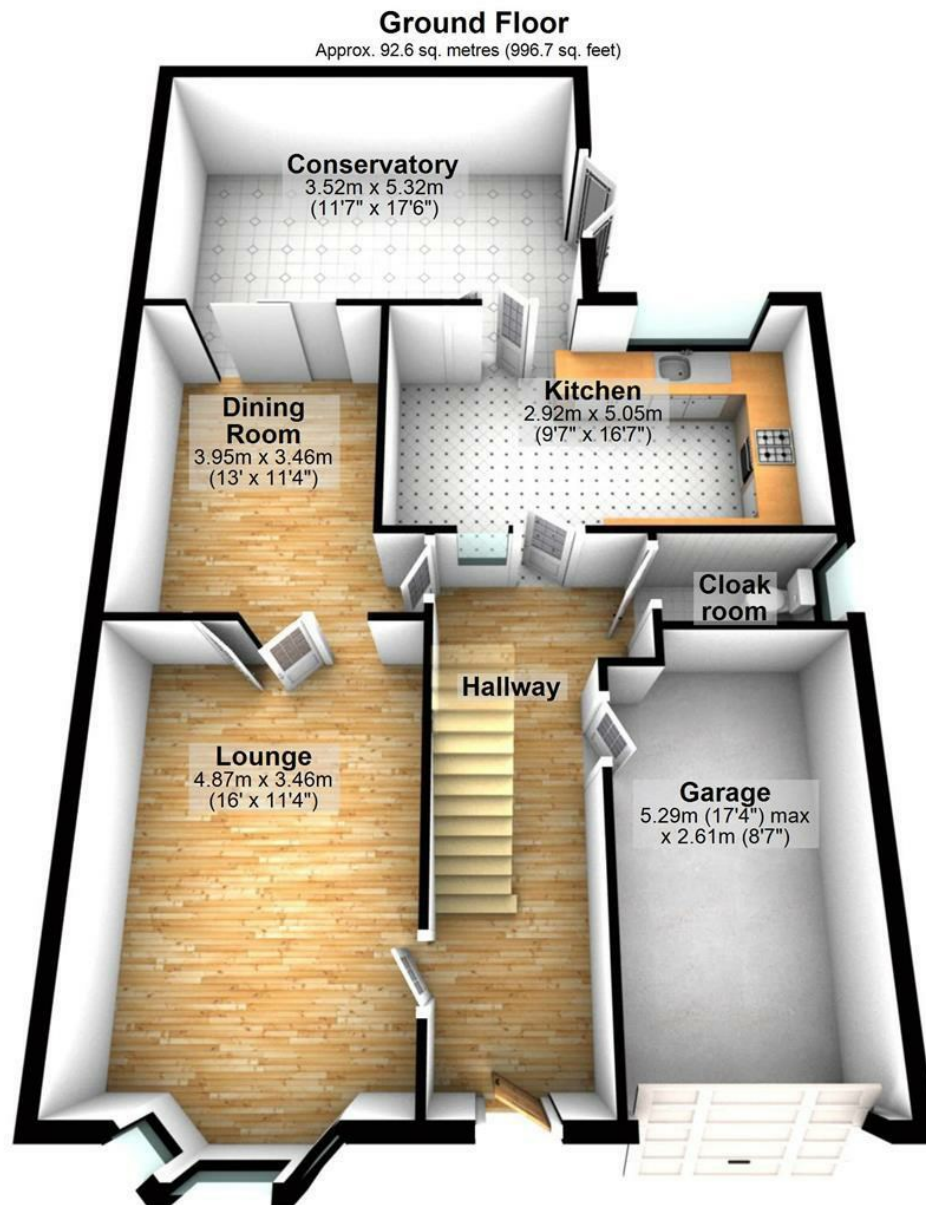
## DISCLAIMER

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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.







Total area: approx. 158.4 sq. metres (1704.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>83</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 energy efficient - higher running costs		
England & Wales		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>		
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(21-38) <b>F</b>		
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England & Wales		EU Directive 2002/91/EC