



Cypress Oaks
Stalybridge, SK15 3GA

Offers over £426,000



There's no agent like home

This spacious four-bedroom detached house is an ideal family home, situated on the popular Cypress Oaks development in Stalybridge. Benefiting from no vendor chain and an end of cul-de-sac location, this property is perfect for those looking to move in quickly and easily with breathtaking views in a private plot.

In a prime location, the house is close to local amenities, excellent transport links, and scenic riverside walks. The ground floor includes a comfortable lounge, a versatile family room, a modern kitchen/diner and a wc, providing ample space for family activities and entertaining. On the first floor, you will find four generously sized bedrooms, including a master bedroom with an en-suite, and a stylish family bathroom. The property also boasts a driveway to the front for convenient parking for multiple cars. The spacious garden to the rear and side includes a paved patio area and a large lawn, ideal for outdoor relaxation and activities, with the option to extend subject to planning.

This well-presented home is perfect for a growing family seeking a blend of comfort, convenience, and a vibrant community atmosphere. Don't miss the opportunity to make this your new home. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

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

Lounge 14'2" x 11'6" (4.33m x 3.50m)

Double glazed window to front, double glazed window to side, radiator.

Kitchen/Diner 10'6" x 24'4" (3.20m x 7.41m)

Fitted with a matching range of base and eye level units with quartz worktop space over, under-mount sink with mixer tap, tiled splashbacks, double glazed window to rear, under floor heating, radiator, double glazed French doors leading out to rear garden.

Family Room 15'3" x 8'0" (4.66m x 2.44m)

Double glazed window to front, radiator.

WC

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

FIRST FLOOR

Landing

Double glazed window to side, access to large boarded loft space ideal storage space, doors leading to:

Bedroom 1 12'9" x 12'2" (3.89m x 3.70m)

Double glazed window to front, double glazed window to side, radiator, quality fitted wardrobes, TV point. door leading to:

En-suite

Three piece suite comprising wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to front, heated towel rail.

Bedroom 2 12'0" x 11'8" (3.66m x 3.55m)

Double glazed window to rear, quality fitted wardrobes, radiator, TV point.

Bedroom 3 9'5" x 8'9" (2.87m x 2.67m)

Double glazed window to front, quality fitted wardrobes, radiator, TV point.

Bedroom 4 8'6" x 8'9" (2.58m x 2.67m)

Double glazed window to rear, quality fitted wardrobes, radiator, TV point.

Bathroom 8'6" x 6'0" (2.58m x 1.84m)

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

OUTSIDE

Lawned garden and driveway to the front. Enclosed garden to the rear and side with Indian stone paved patio area and good sized lawn with large shed.

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.

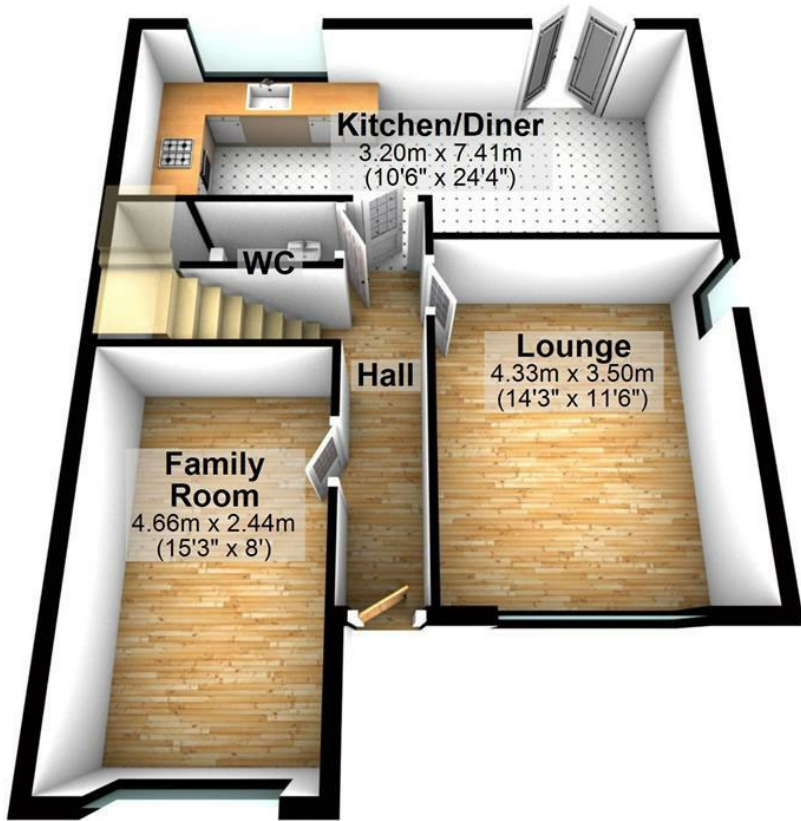
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank,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

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC