



Staley Farm Close
Stalybridge, SK15 3GP

Offers over £325,000

This immaculate four-bedroom semi-detached property, set on a quiet cul-de-sac in the desirable Cypress Oaks area, is a perfect family home, ready for immediate occupancy. The home spans three floors, offering ample space and well-planned accommodation.

The ground floor welcomes you with an inviting entrance hallway leading to a spacious and light-filled lounge, enhanced by French doors that open onto the rear garden, seamlessly blending indoor and outdoor living. The modern kitchen/diner is generously proportioned, ideal for family meals and entertaining, and is complemented by a practical cloakroom/utility room, adding to the home's functionality.

Ascending to the first floor, you will find three well-sized bedrooms, each offering comfort and versatility, and a contemporary shower room. The master suite occupies the entire second floor, providing a private retreat with its own en-suite shower room, ensuring luxury and privacy.

Outside, the property continues to impress with a well-maintained paved garden at the front, bordered by mature plants, adding to its curb appeal. The rear garden is a serene oasis, featuring a paved patio seating area perfect for alfresco dining, leading onto a lush lawn surrounded by mature planted borders. The garden is fully enclosed, offering a safe space for children and pets, with a gate to the side providing convenient access to the parking area.

Situated close to picturesque canal and riverside walks, this home offers a blend of peaceful surroundings and convenience. With excellent local amenities, schools, and transport links, this property truly stands out as an ideal family home in a prime location. Don't miss the opportunity to make this beautiful house your new home. ****Viewing Highly Recommended****



GROUND FLOOR

Hallway

Composite rock security front door, radiator, stairs leading to first floor, doors leading to:

Lounge 11'7" x 16'3" (3.52m x 4.95m)

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

Kitchen/Dining Room 13'11" x 9'7" (4.25m x 2.91m)

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

Cloakroom/Utility 5'10" x 2'10" (1.77m x 0.87m)

Low-level WC, plumbing for washing machine, double glazed window to side.

FIRST FLOOR

Landing

Stairs leading to first floor, door to storage cupboard, doors leading to:

Bedroom 2 11'5" x 9'7" (3.47m x 2.92m)

Double glazed window to rear, radiator, double doors leading to walk-in wardrobe.

Bedroom 3 10'2" x 9'7" (3.10m x 2.92m)

Double glazed window to front, radiator, double doors leading to walk-in wardrobe.

Bedroom 4 7'8" x 6'4" (2.33m x 1.93m)

Double glazed window to rear, radiator.

Shower Room 5'8" x 6'4" (1.72m x 1.93m)

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

SECOND FLOOR

Landing

Door leading to:

Master Bedroom 20'10" x 12'2" (6.35m x 3.71m)

Double window to front, double glazed velux window to rear, two radiators, fitted wardrobes, door leading to:

En-suite Shower Room 5'7" x 6'1" (1.70m x 1.85m)

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

OUTSIDE

Pved garden to the front with planted border. Gate to the side. Enclosed garden to the rear with paved patio seating area leading to well maintained lawn with mature planted borders. Gate to the side leading to parking area.

DISCLAIMER

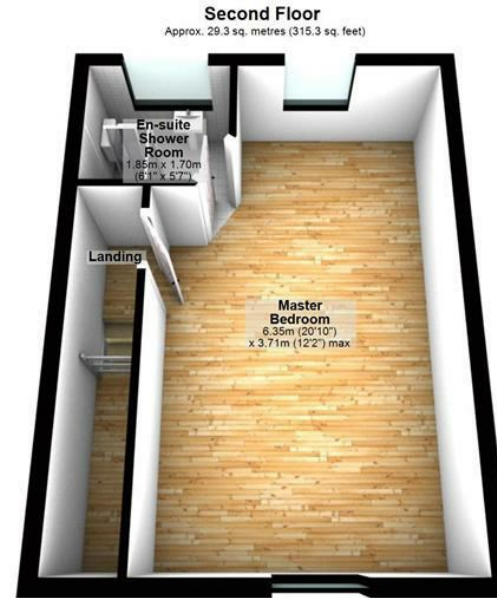
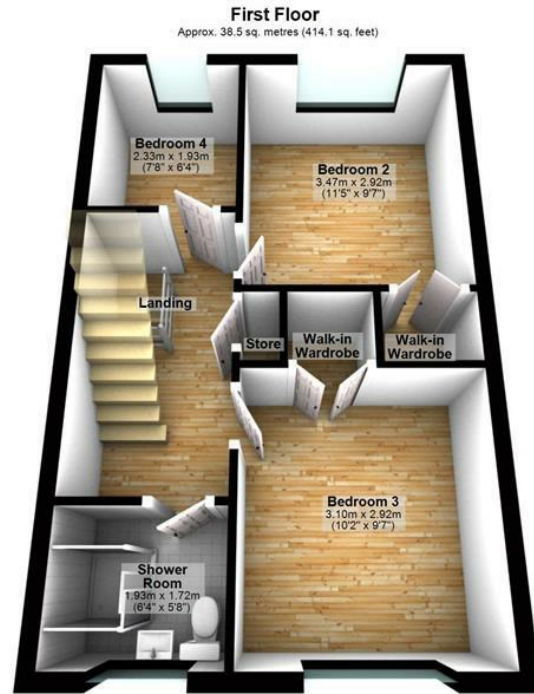
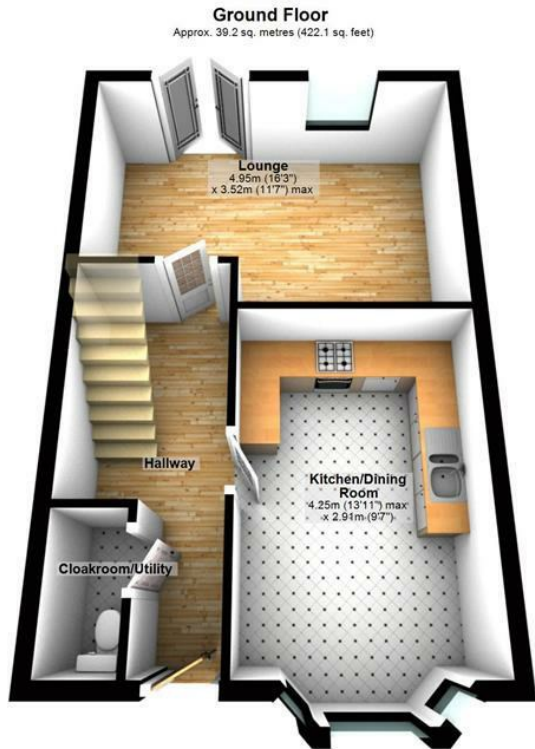
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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. 107.0 sq. metres (1151.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(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