



Cypress Oaks
Stalybridge, SK15 3GA

Offers over £299,950



There's no agent like home

This charming three-bedroom semi-detached home, set over three floors, is situated in the highly sought-after Cypress Oaks development in Staybridge. Boasting stunning views to the rear, this delightful property offers spacious and versatile living, making it ideal for families and professionals alike.

Stepping inside, you are greeted by a bright and welcoming entrance hall leading to a well-appointed kitchen/diner, offering plenty of storage and workspace. The generously sized lounge is a wonderful space for relaxation and entertaining, with patio doors opening onto the rear garden, filling the room with natural light. A convenient cloakroom completes the ground floor.

The first floor comprises two double bedrooms, each offering ample space for family, guests, or a home office, along with a family bathroom. The entire second floor is dedicated to the impressive master suite, a peaceful retreat with generous proportions, built-in storage, and a private en-suite shower room.

Externally, the property features a neatly lawned front garden, while the enclosed rear garden offers a lovely outdoor space with a paved patio and lawn, perfect for relaxing or entertaining. A garage to the rear provides additional storage or parking, with further ample off-road parking available for convenience.

Situated in a desirable location, this home is within easy reach of local amenities, highly regarded schools, excellent transport links, and picturesque riverside walks. Combining comfort, character, and practicality, this is a fantastic opportunity to acquire a beautiful home in a popular and well-connected area. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

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

Kitchen 13'2" x 8'9" (4.01m x 2.67m)

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 dishwasher, plumbing for washing machine, integrated fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to front, radiator.

Lounge 10'6" x 15'9" (3.21m x 4.81m)

Double glazed window to rear, radiator, double glazed sliding patio door leading out to rear garden.

Cloakroom/WC

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

FIRST FLOOR

Landing

Double glazed window to front, radiator, stairs leading to second floor, doors leading to:

Bedroom 2 11'9" x 9'2" (3.58m x 2.79m)

Double glazed window to front, radiator.

Bedroom 3 12'4" x 8'3" (3.77m x 2.52m)

Double glazed window to rear, radiator.

Bathroom 8'10" x 7'2" (2.69m x 2.18m)

Three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator, door to storage cupboard.

SECOND FLOOR

Landing

Door leading to:

Master Bedroom 18'7" x 12'5" (5.67m x 3.79m)

Double glazed window to front, two double glazed velux windows to rear, two radiators, built-in wardrobes, door leading to:

En-suite 7'0" x 6'8" (2.14m x 2.02m)

Three piece suite comprising wash hand basin, shower area and low-level WC, tiled walls, double glazed window to rear, radiator, door to:

OUTSIDE

Lawned garden rot the front. Enclosed garden to the rear with paved patio area and lawn with stunning views to rear. Garage to the rear with off road parking available.

DISCLAIMER

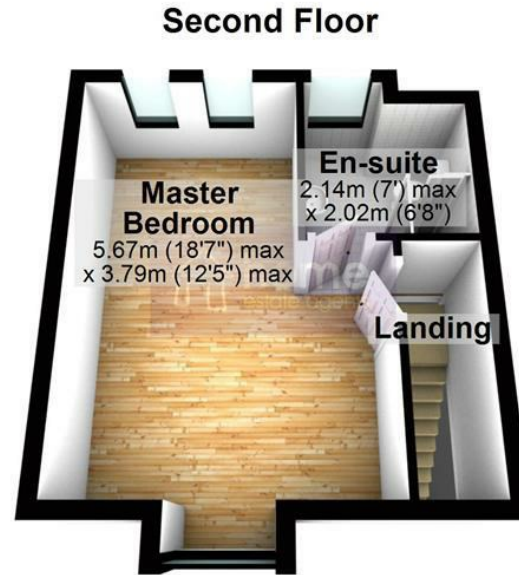
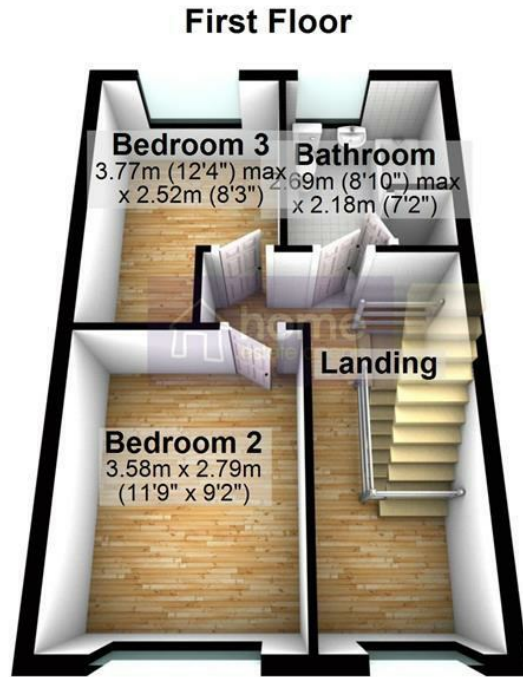
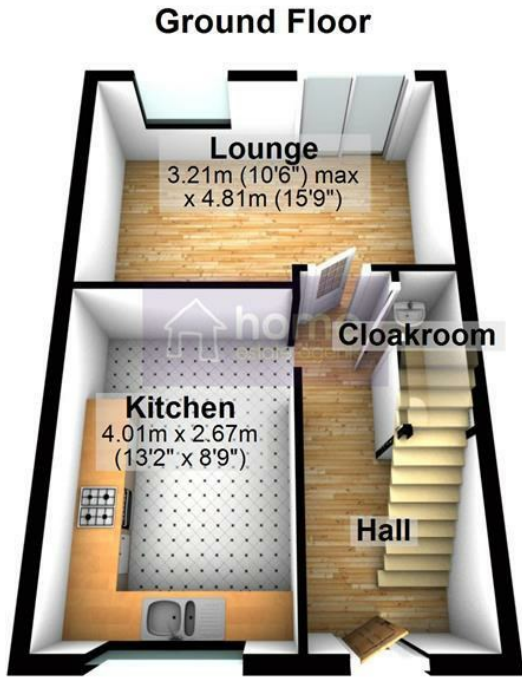
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		