



Cedar Avenue, Stalybridge, SK15 3GD

Offers over £450,000

This well presented four-bedroom detached home is nestled within the highly desirable Cypress Oaks development and offers an ideal blend of modern living and natural surroundings. With stunning far-reaching views to the rear, the property provides a peaceful and scenic setting while being perfectly positioned for convenient family life. It's located within close proximity to tranquil riverside walks and the expansive Stalybridge Country Park, making it ideal for outdoor enthusiasts. The home also lies within the catchment area for well-regarded local schools and is just a short distance from both Mossley and Stalybridge, providing easy access to a range of shops, services, and transport links.

Inside, the property is thoughtfully laid out with spacious and practical accommodation arranged over two floors. The ground floor features a welcoming hallway, a useful downstairs WC, a generous lounge ideal for relaxing with family, and an open-plan kitchen/diner that serves as the heart of the home—perfect for both everyday living and entertaining.

Upstairs, there are four well-appointed bedrooms offering plenty of space for a growing family or those needing a home office. The main bedroom benefits from an en-suite shower room, adding a touch of luxury, while the remaining bedrooms are served by a family bathroom.

Externally, the home boasts a planted front garden with a driveway leading to the garage, offering ample parking and storage. The rear garden is fully enclosed and enjoys a paved patio area ideal for outdoor dining, as well as a good-sized lawn with breathtaking views—creating the perfect setting for children to play or for enjoying summer evenings with friends and family.

This is an opportunity to purchase a family home in a sought-after location, offering both comfort and convenience. ****Viewing Highly Recommended****



GROUND FLOOR

Hallway

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

WC

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

Lounge

14'4" x 15'1" (4.37m x 4.61m)

Double glazed box window to rear, radiator.

Kitchen/Diner

28'8" x 8'8" (8.73m x 2.65m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed box window to front, two radiators, door leading out to side.

FIRST FLOOR

Landing

Radiator, door to storage cupboard, doors leading to:

Bedroom 1

13'9" x 15'2" (4.18m x 4.62m)

Three double glazed windows to front, radiator, door to storage cupboard, built in wardrobes, door leading to:

En-suite Shower Room

7'5" x 5'7" (2.27m x 1.70m)

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

Bedroom 2

13'0" x 8'0" (3.97m x 2.44m)

Double glazed window to rear, radiator.

Bedroom 3

9'10" x 8'10" (3.00m x 2.69m)

Double glazed window to rear, radiator.

Bedroom 4

9'10" x 7'0" (3.00m x 2.13m)

Double glazed window to rear, radiator.

Bathroom

7'3" x 5'7" (2.22m x 1.70m)

Three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to side.

OUTSIDE

Planted garden and driveway to the front leading to the garage. Enclosed garden to the rear with paved patio and good sized lawn area with stunning far reaching views.

Garage

17'7" x 8'2" (5.37m x 2.49m)

Up and over door to the front.

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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Total area: approx. 122.8 sq. metres (1321.7 sq. feet)

