



Cypress Oaks, Stalybridge, SK15 3GA

Offers over £435,000

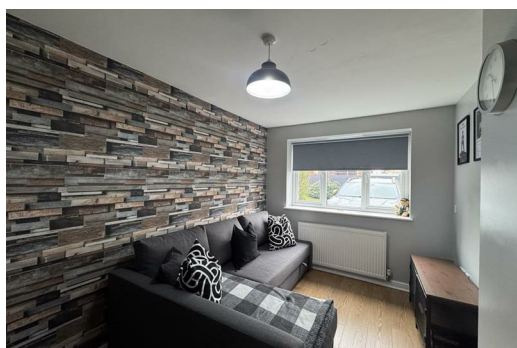
Beautifully presented four bedroom detached family home occupying a generous plot on the highly sought-after Cypress Oaks development in Stalybridge. This superb property combines modern family living with a peaceful setting and excellent outdoor space. Conveniently positioned within easy reach of well-regarded local schools, Stalybridge town centre, shops, amenities, and transport links, it also enjoys proximity to picturesque countryside walks and Stalybridge Country Park, making it ideal for families and nature lovers alike.

The accommodation is thoughtfully laid out and offers a welcoming entrance hallway, a spacious lounge perfect for relaxing, a versatile family room that could even be used as a playroom or home office, a downstairs WC, and a contemporary fitted kitchen/diner with integrated appliances and French doors opening out to the rear garden—ideal for entertaining or family gatherings.

To the first floor are four well-proportioned bedrooms, including a main bedroom with an en-suite shower room, along with a family bathroom.

Externally, the home continues to impress with a lawned garden to the front, two driveways providing ample off-road parking, and an EV charging point. The generous enclosed rear garden offers a perfect blend of lawn, paved patio, and raised decking area for outdoor dining and relaxation. A standout feature is the versatile wooden-built summer house with double glazing, ideal as a home office, gym, studio, or entertainment space, providing excellent flexibility for modern family life.

This property truly offers everything a growing family could need—spacious living, multiple parking options, outdoor versatility, and a prime location close to both town and countryside. ****Viewing Highly Recommended****



GROUND FLOOR

Hallway

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

Lounge

15'7" x 11'6" (4.75m x 3.51m)

Double glazed window to front, radiator, karndean flooring.

Family Room

15'0" x 8'8" (4.58m x 2.64m)

Double glazed window to front, radiator.

WC

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

Kitchen/Diner

10'6" x 24'2" (3.19m x 7.37m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl inset sink and drainer with mixer tap, tiled splashbacks, integrated dishwasher, integrated washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, karndean flooring, double glazed French doors opening out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, access to loft, door to storage cupboard, doors leading to:

Bedroom 1

12'8" x 12'7" (3.87m x 3.84m)

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

En-suite

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

Bedroom 2

12'0" x 11'6" (3.65m x 3.51m)

Double glazed window to rear, radiator.

Bedroom 3

9'6" x 8'8" (2.90m x 2.64m)

Double window to front, radiator.

Bedroom 4

8'8" x 8'6" (2.64m x 2.59m)

Double glazed window to rear, radiator.

Bathroom

8'7" x 6'3" (2.62m x 1.91m)

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

OUTSIDE

Lawned garden to the front with with driveways either side providing ample off road parking and EV charging point. Enclosed good sized garden to the rear with lawn and paved patio areas and a raised decking with wooden built, double glazed versatile summer house.

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.



Total area: approx. 120.7 sq. metres (1299.5 sq. feet)

