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Cedar Avenue, Stalybridge, SK15 3GD

Offers in the region of £480,000

This stunning four bedroom detached executive family home occupies an enviable position within the highly desirable Cypress Oaks development, offering spacious and versatile accommodation perfectly suited to modern family living. Combining generous interiors with a peaceful setting surrounded by attractive natural landscapes, this impressive home is perfectly positioned for family life.
The property is ideally located for those who enjoy the outdoors, with tranquil riverside walks and the extensive Stalybridge Country Park close by. It is also within the catchment area for well-regarded local schools and conveniently positioned for both Mossley and Stalybridge, providing easy access to a wide range of shops, amenities, leisure facilities and transport links.

The accommodation opens with a welcoming entrance hall leading to a spacious lounge, with double doors opening into the dining room. The dining room features patio doors overlooking and opening onto the rear garden, creating an excellent space for entertaining and family gatherings. The fitted kitchen benefits from French doors providing direct access to the garden, while a separate sitting room offers a versatile additional reception space. A useful utility room and WC completes the ground floor.
To the first floor are four well-proportioned bedrooms, including an impressive main bedroom with en-suite. Bedrooms three and four benefit from a Jack and Jill en-suite, with a separate family bathroom serving the remaining accommodation.

Externally, the property enjoys a spacious driveway and lawned frontage, together with a part-converted garage providing useful storage space and direct access to the utility room. The rear garden is fully enclosed and predominantly laid to lawn, complemented by a paved patio area, providing an excellent outdoor space for relaxing, entertaining and family enjoyment.

This is an exceptional family home offering generous accommodation, versatile living space and a superb position.

GROUND FLOOR

Hall
17'0" x 5'2" (5.18m x 1.57m)
Door to front, door to storage cupboard, radiator, stairs leading to first floor, doors leading to:

Lounge
15'11" x 11'5" (4.85m x 3.48m)
Double glazed bay window to front, feature fireplace with inset living flame effect fire, radiator, double doors leading to:

Dining Room
12'4" x 11'5" (3.76m x 3.48m)
Radiator, double glazed sliding patio door opening to rear garden.

Sitting Room
15'11" x 7'10" (4.85m x 2.39m)
Double glazed window to front, radiator, door leading to:

Utility
9'4" x 7'7" (2.84m x 2.32m)
Worktop space with inset sink, plumbing for washing machine, space for tumble dryer, door leading to garage.

WC
Two piece suite comprising, wash hand basin and low-level, heated towel rail, double glazed window to side.

Kitchen
9'1" x 16'3" (2.77m x 4.96m)
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, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed French doors opening to rear garden.

FIRST FLOOR

Landing
Door to storage cupboard, radiator, doors leading to:

Bedroom 1
17'4" x 11'5" (5.28m x 3.48m)
double glazed bay window to front, radiator, door leading to:

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

Bedroom 2
12'2" x 8'0" (3.71m x 2.44m)
Double glazed window to rear, radiator.

Bedroom 3
10'7" x 10'0" (3.22m x 3.05m)
Double glazed window to rear, radiator, door leading to:

Jack and Jill En-suite
Three piece suite comprising, vanity wash hand basin, shower enclosure and low-level WC, double glazed window to side, heated towel rail, door leading to:

Bedroom 4
9'10" x 7'6" (3.00m x 2.28m)
Double glazed window to front, radiator.

Bathroom
6'11" x 7'6" (2.11m x 2.29m)
Three piece suite comprising, bath, vanity wash hand basin and low-level WC, double glazed window to rear, heated towel rail.

OUTSIDE
Lawned garden to the front and spacious driveway with space for three cars, leading to the part-converted garage providing useful storage space. Enclosed garden to the rear mainly laid to lawn with paved patio area.

Garage
6'3" x 7'7" (1.91m x 2.32m)
Up and over door to the front, door leading to the utility.

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. 146.5 sq. metres (1577.3 sq. feet)

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