

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Cypress Oaks, Stalybridge, SK15 3GA

This stylishly presented, four bedroom, Executive Detached Property occupies a pleasing sized corner plot in a favoured position close to the Grade II Listed Staley Hall. The property benefits from having two driveways (including EV charge point) providing ample off road parking with views to both the front and rear aspects. ** No Forward vendor Chain **

Occupying a delightful position on the ever popular Cypress Oaks Development the property is ideally suited to a growing family as it is within easy reach of several local junior and high schools as well as having good access to Stalybridge Town Centre which provides a range of shopping and recreational amenities as well as excellent commuter links via its bus and train stations.

Offers Over £425,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Cypress Oaks, Stalybridge, SK15 3GA

- Executive 4 Bedroom Detached Family Home
- 4 Well Proportioned Bedrooms
- On the Doorstep of Countryside Walks
- Internal Inspection Essential
- 2 Reception Rooms plus Large Dining Kitchen
- Good Sized Garden Plot with Summer House
- Excellent Commuter Links
- Stylishly Presented Throughout
- 2 Driveways plus EV Charger Point
- Well Placed for all Amenities

Contd.....

The property briefly comprises:

Entrance Hallway, Cloaks/WC, Lounge, separate Sitting Room, fully fitted Dining Kitchen with French doors onto the rear garden

To the first floor there are 4 well proportioned Bedrooms (Master having En-suite Shower Room), Bathroom/WC

Externally, to the front of the property, there is a lawned garden area, the property has two driveways providing ample off road parking and there is an electrical vehicle charger point in place.

The fully enclosed rear garden is larger than average with flagged and decked patio areas and good sized lawned garden. To the rear of the garden there is a delightful, double glazed, timber summer house which is to be included in the sale.

The Accommodation in Detail:

Entrance Hallway

Double glazed composite style security door, Karndean flooring, central heating radiator

Cloaks/WC

Low level WC, wash hand basin with vanity storage unit below, Karndean flooring, central heating radiator

Lounge

14'1 x 11'6 (4.29m x 3.51m)
Two uPVC double glazed windows, Karndean flooring, central heating radiator

Sitting Room

15'0 x 8'2 (4.57m x 2.49m)
Laminate flooring, uPVC double glazed window, central heating radiator

Dining Kitchen

24'4 x 10'6 reducing to 8'7 (7.42m x 3.20m reducing to 2.62m)
A full range of modern wall and floor mounted units, built-in one and a half bowl single drainer sink unit, integrated oven, four ring ceramic hob with filter unit over, integrated freezer, integrated washing machine, integrated dryer, uPVC double glazed window and French doors, Karndean flooring, central heating radiator

First Floor:

Landing

Loft access, uPVC double glazed window, built-in hot water cylinder/storage cupboard

Bedroom (1)

12'8 reducing to 9'0 x 11'1 reducing to 9'1 (3.86m reducing to 2.74m x 3.38m reducing to 2.77m)
uPVC double glazed window, central heating radiator

En-suite

Modern white suite having shower cubicle, low level WC, wash hand basin with vanity storage unit below, part tiled, uPVC double glazed window

Bedroom (2)

12'0 x 9'0 (3.66m x 2.74m)
uPVC double glazed window, central heating radiator

Bedroom (3)

9'6 x 8'8 (2.90m x 2.64m)
Laminate flooring, uPVC double glazed window, central heating radiator

Bedroom (4)

8'8 x 8'7 (2.64m x 2.62m)
Laminate flooring, uPVC double glazed window, central heating radiator

Family Bathroom/WC

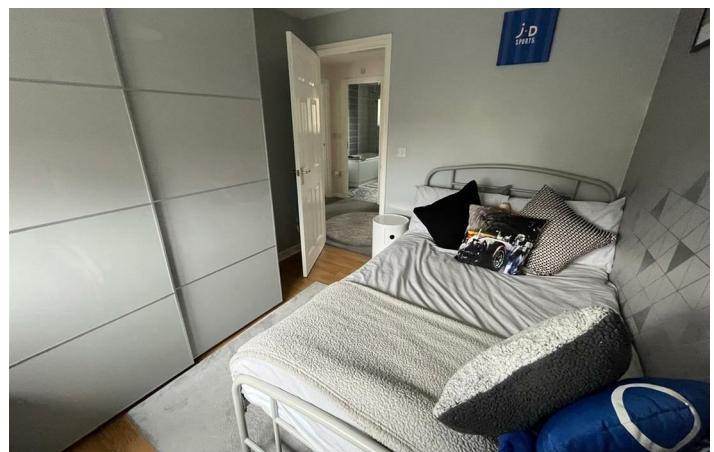
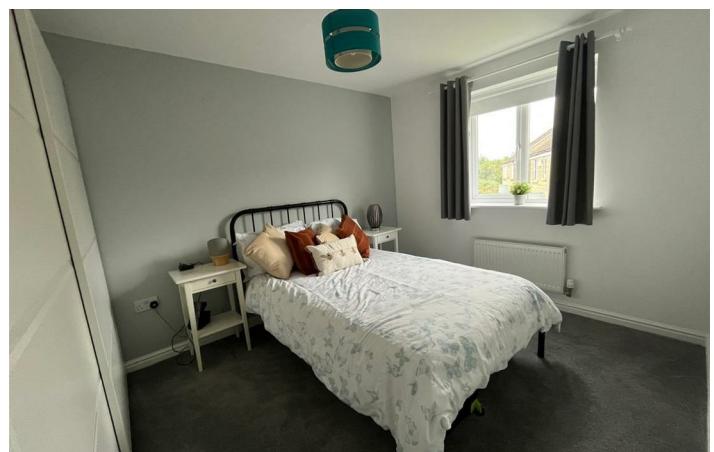
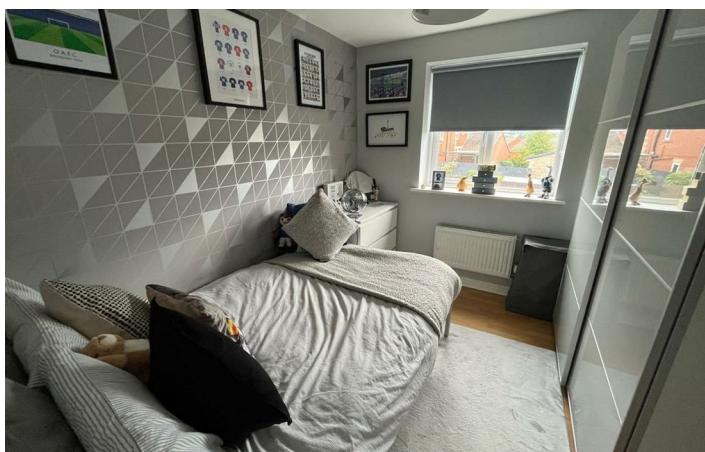
8'7 x 6'2 (2.62m x 1.88m)
Modern white suite having panel bath with shower over, wash hand basin with vanity storage unit below, low level WC, part tiled, heated chrome towel rail/radiator, uPVC double glazed window.

Externally:

The property has a lawned front garden area either side of which is a driveway providing off road vehicular parking for several cars. There is also an electric vehicle charging point in situ. The fully enclosed larger than average rear garden has good sized lawned area with flagged and decked patio sections with a double glazed timber summer house which is to be included in the sale.

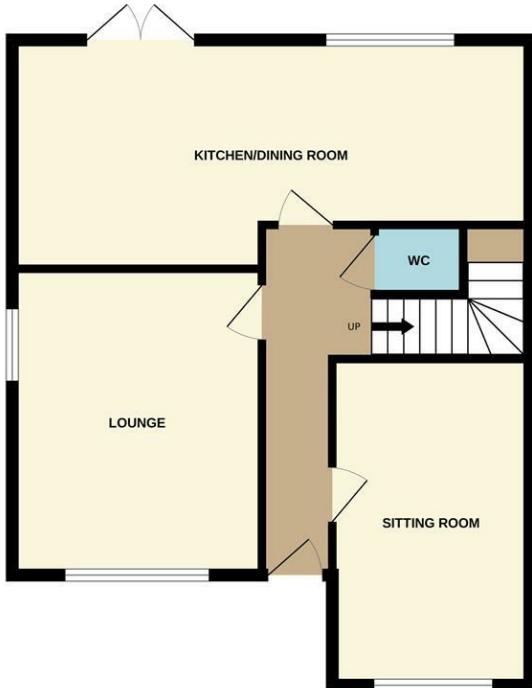


Directions

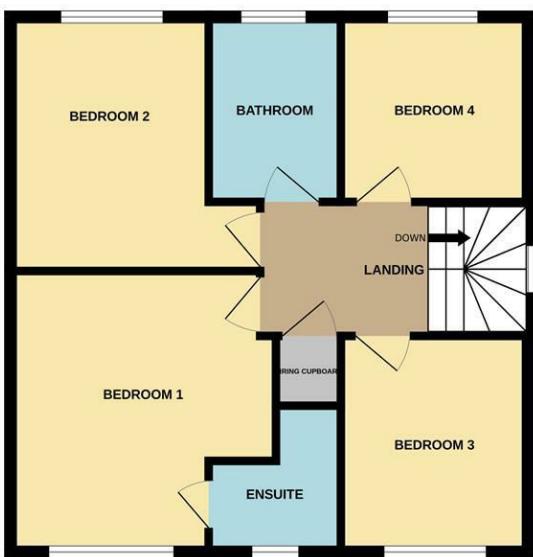


Floor Plan

GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	88

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		
	77	88

EU Directive 2002/91/EC