



Copper Beech Drive, Stalybridge, SK15 3GN

Offers over £219,950

Offered for sale with no vendor chain, this well-presented two bedroom terraced home is located on the highly sought-after Cypress Oaks estate in Stalybridge. Situated close to popular schools, a range of everyday amenities, excellent transport links including nearby bus services, and just a short distance from the beautiful Stalybridge Country Park, this property offers the ideal blend of convenience and access to outdoor space. An excellent opportunity for first-time buyers, young professionals, or growing families looking to step onto the property ladder.

The accommodation is thoughtfully laid out and comprises a welcoming entrance hallway, a fitted kitchen/diner offering plenty of space, a handy ground floor WC, and a bright and airy lounge to the rear, featuring French doors that open out onto the garden – perfect for indoor-outdoor living and entertaining.

Upstairs, there are two generously sized bedrooms, including a main bedroom with fitted wardrobes, and a contemporary family bathroom with a white three-piece suite with shower over bath. The home is well maintained throughout and ready to move straight into.

Externally, the property benefits from two parking spaces to the front, while to the rear is a fully enclosed, low maintenance paved garden with gated access – ideal for children, pets, or simply relaxing in a private outdoor setting. ****Viewing Highly Recommended****



GROUND FLOOR

Hallway

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

Kitchen/Diner

13'9" x 6'0" (4.19m x 1.84m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, integrated fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to front, radiator.

WC

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

Lounge

9'4" x 12'8" (2.85m x 3.85m)

Two double glazed windows to rear, door, radiator, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Door to storage cupboard, doors leading to:

Bedroom 1

12'2" x 12'8" (3.71m x 3.85m)

Two double glazed windows to front, radiator, built-in wardrobes.

Bedroom 2

11'8" x 6'2" (3.56m x 1.89m)

Double glazed window to rear, radiator.

Bathroom

8'10" x 6'1" (2.68m x 1.86m)

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

OUTSIDE

Two off road parking spaces to the front. Enclosed low maintenance paved garden to the rear with gated access.

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/herself 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.

WWW.HOME EA.CO.UK



Total area: approx. 56.9 sq. metres (612.4 sq. feet)

