home estate agents

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Copper Beech Drive, Stalybridge, SK15 3GN

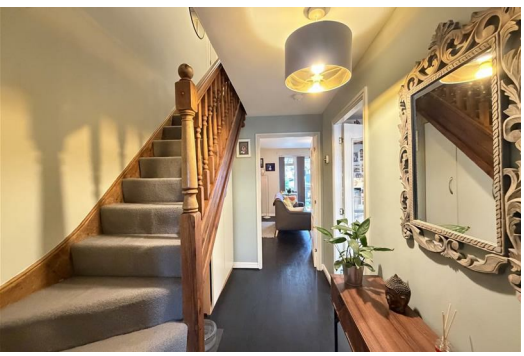
Offers over £299,999

Immaculately presented throughout, this superb three-bedroom semi-detached property is situated on the highly sought-after Cypress Oaks development in Stalybridge and offers stylish, modern accommodation ideal for a growing family. Conveniently located close to popular schools, a range of everyday amenities, excellent transport links including nearby bus routes, and just a short distance from the beautiful Stalybridge Country Park, the property is perfectly positioned for both commuters and those who enjoy outdoor pursuits.

The property offers well-planned accommodation and ready to move straight into. The ground floor briefly comprises an entrance hall, downstairs WC, contemporary kitchen/diner fitted with a range of modern units and providing ample space for family dining, and a bright and spacious lounge creating an excellent space for both relaxing and entertaining, with French doors opening onto the rear garden and allowing plenty of natural light to flood the room. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom, together with a modern shower room.

Externally, the property benefits from a block-paved driveway to the front providing off-road parking for two vehicles. To the rear is an enclosed garden featuring a pergola-covered paved patio area, ideal for outdoor dining and entertaining, an artificial lawn, and attractive flower bed borders.

Combining modern family living, well-appointed accommodation and a highly desirable location, this excellent home is sure to appeal to a wide range of purchasers and early viewing is highly recommended.







GROUND FLOOR

Hall
15'6" x 6'5" (4.72m x 1.95m)
Door to front, radiator, stairs leading to first floor, doors leading to:

Cloakroom
5'6" x 2'9" (1.68m x 0.84m)
Double glazed window to front, two piece suite comprising, wall mounted wash hand basin, low-level WC and heated towel rail.

Kitchen/Diner
16'10" x 7'10" (5.12m x 2.39m)
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, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to front, radiator.

Lounge
12'10" x 14'7" (3.91m x 4.44m)
Two double glazed windows to rear, feature fireplace with living flame effect fire, radiator, double glazed French door opening out to rear garden.

FIRST FLOOR

Landing
6'0" x 8'4" (1.84m x 2.55m)
Doors leading to:

Bedroom 1
12'0" x 14'7" (3.66m x 4.44m)
Two double glazed windows to front, built-in wardrobes, radiator.

Bedroom 2
11'11" x 7'8" (3.64m x 2.34m)
Double glazed window to rear, radiator.

Bedroom 3
10'0" x 6'8" (3.04m x 2.03m)
Double glazed window to rear, radiator.

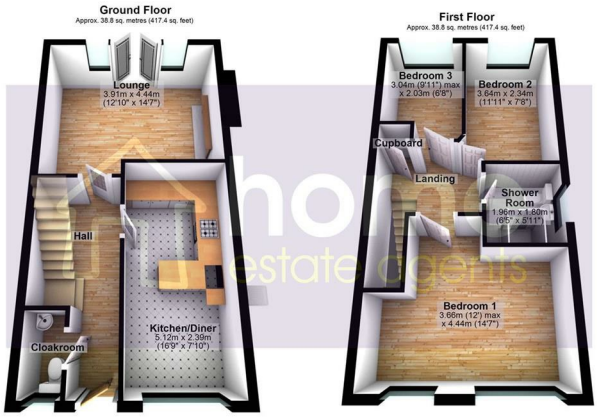
Shower Room
6'5" x 5'11" (1.96m x 1.80m)
Three piece suite comprising, shower area, wall mounted wash hand basin and low-level WC, tiled walls, double glazed window to side, radiator.

OUTSIDE
Block paved driveway to front with parking for two vehicles. Gate to side. Enclosed garden to rear with pergola covered paved patio area, artificial lawned area with flower bed borders.

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. 77.6 sq. metres (834.7 sq. feet)







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