



Cypress Oaks, Stalybridge, SK15 3GA

Offers over £285,000

This beautifully presented three-bedroom mid-mews home is set within the highly sought-after Cypress Oaks development, occupying a peaceful cul-de-sac position with far-reaching views to the rear. Ideally located for those who enjoy the outdoors, it is within easy reach of scenic riverside walks and the picturesque Stalybridge Country Park. Both Mossley and Stalybridge town centres are just a short distance away, providing excellent transport links, a variety of local amenities, shops, cafés, and restaurants. The property also sits within the catchment area for several well-regarded schools, making it an ideal choice for families.

The property offers stylish and thoughtfully laid out accommodation, beginning with a welcoming entrance hall that leads to a handy downstairs WC. The spacious lounge is bright and comfortable, while the well-appointed kitchen/diner is perfect for both everyday living and entertaining, with ample workspace and room for dining.

Upstairs, the home continues to impress with three well-proportioned bedrooms, each featuring charming exposed wooden beams that add character and warmth. The main bedroom benefits from its own en-suite shower room, while the family bathroom serves the remaining bedrooms.

Externally, the property enjoys allocated parking to the front and a stone-walled garden that enhances the kerb appeal. The rear garden is fully enclosed and designed with relaxation and entertaining in mind, featuring a paved patio, artificial lawn, and a decking area.

This is a superb opportunity to purchase a well-maintained and characterful home in a prime location, offering the perfect blend of countryside tranquillity and urban convenience. Early viewing is highly recommended to appreciate everything this fantastic property has to offer.



GROUND FLOOR

Hall

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

Cloakroom

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

Lounge

13'0" x 11'9" (3.96m x 3.58m)

Double glazed window to front, radiator.

Kitchen/Diner

9'10" x 18'10" (3.00m x 5.73m)

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 rear, radiator, door leading out to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13'5" x 11'11" (4.10m x 3.64m)

Double glazed window to front, radiator.

En-suite

Three piece suite comprising shower enclosure, wash hand basin and low-level WC.

Bedroom 2

9'5" x 11'11" (2.86m x 3.64m)

Double glazed window to rear, radiator.

Bedroom 3

7'8" x 6'7" (2.34m x 2.00m)

Double glazed window to front, radiator.

Bathroom

5'5" x 7'1" (1.66m x 2.17m)

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

OUTSIDE

Garden fronted. Enclosed garden to the rear with paved patio, artificial lawn and decking areas.

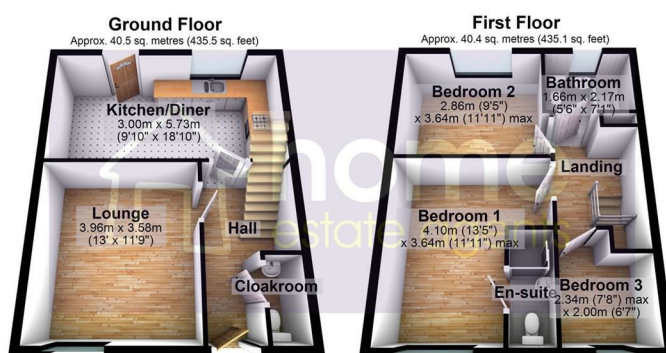
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proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should 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. 80.9 sq. metres (870.7 sq. feet)

