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Copper Beech Drive, Stalybridge, SK15 3GN

Offers over £295,000

A fantastic opportunity to acquire a well-positioned three-bedroom semi-detached family home, ideally situated on the highly regarded Cypress Oaks development in Stalybridge.

Offering well-planned accommodation across two floors, this appealing home provides a practical layout ideally suited to modern family life, with the added benefit of a driveway and an enclosed rear garden.
The property enjoys an excellent location, with a selection of popular schools, everyday amenities and excellent transport links all within easy reach. Nearby bus routes provide convenient connections for commuters, while the much-loved Stalybridge Country Park is just a short distance away, providing an impressive setting for scenic walks, outdoor activities and enjoying the surrounding countryside.

Internally, the ground floor comprises an entrance hall, useful downstairs WC, fitted kitchen/diner, spacious lounge and a conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms together with a shower room.
Externally, a driveway provides off-road parking to the front, while the enclosed rear garden offers a private and manageable outdoor space, incorporating a paved patio and lawned area, making it ideal for children, entertaining or simply enjoying the warmer months.

Combining a desirable location with well-proportioned accommodation, this is an ideal home for growing families, or those looking to move into one of Stalybridge's popular residential developments.

Early viewing is highly recommended to fully appreciate what this property has to offer.

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)
Two piece suite comprising, wall mounted wash hand basin and low-level WC, radiator, double glazed window to front.

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, integrated dishwasher, 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, radiator, double glazed French doors leading to:

Conservatory
10'2" x 8'8" (3.11m x 2.65m)
Double glazed windows to sides, double glazed French doors opening to rear garden.

FIRST FLOOR

Landing
6'0" x 8'4" (1.84m x 2.55m)
Door to storage cupboard, doors leading to:

Bedroom 1
12'0" x 14'7" (3.66m x 4.44m)
Two double glazed windows to front, built-in wardrobe, 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, walk-in shower area, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side, radiator.

OUTSIDE
Driveway to the front. Enclosed garden to the rear with paved patio and lawned area.

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. 86.0 sq. metres (926.1 sq. feet)