



Cypress Oaks
Stalybridge, SK15 3GA

Offers over £295,000



There's no agent like home

Situated in the highly sought-after Cypress Oaks area, this beautifully presented three-bedroom mid-mews home enjoys a prime position at the head of a peaceful cul-de-sac, offering breathtaking far-reaching views to the rear. Perfect for a growing family, this property is ideally located close to well-regarded schools, local amenities, and picturesque riverside walks, providing a balance of convenience and tranquility.

Upon entering, you are welcomed by an entrance hall, leading to a modern downstairs WC for added convenience. The spacious lounge provides a comfortable and stylish living area, while the open-plan kitchen/diner creates a wonderful space for family meals and entertaining. The kitchen is well-equipped with contemporary fittings and ample storage, ensuring both functionality and style.

Upstairs, the property boasts three well-proportioned bedrooms, including a master bedroom complete with a private en-suite. The remaining bedrooms are versatile, ideal for children, guests, or a home office, all served by a well-appointed family bathroom.

The outdoor space further enhances the appeal of this home. A charming stone-walled forecourt garden adds character to the front, while the enclosed rear garden offers a peaceful retreat with a paved patio—perfect for al fresco dining and enjoying the stunning views. Steps lead down to a well-maintained artificial lawn, making it a low-maintenance yet inviting space to relax.

For added practicality, the property benefits from private street parking for two cars in front of the property, as well as additional visitor parking. This is a rare opportunity to acquire a stylish and well-located family home, combining modern living with scenic surroundings in a highly desirable location. ****Viewing Highly Recommended****



GROUND FLOOR

Hallway

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

WC

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

Lounge 15'0" x 11'4" (4.57m x 3.45m)
Double glazed window to front, radiator.

Kitchen/Dining Room 7'7" x 18'1" (2.32m x 5.50m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, tiled splashbacks, integrated washing machine, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading to pantry, door leading out to rear garden.

FIRST FLOOR

Landing

Bedroom 1 13'4" x 11'1" (4.06m x 3.39m)
Double glazed window to front, radiator, fitted wardrobes, door leading to:

En-suite

Three piece suite comprising pedestal wash hand basin, shower enclosure and low-level WC, part tiled walls, heated towel rail.

Bedroom 2 9'8" x 11'5" (2.94m x 3.48m)
Double glazed window to rear, radiator, fitted wardrobes.

Bedroom 3 8'10" x 6'7" (2.69m x 2.01m)
Double glazed window to front, radiator.

Bathroom 5'6" x 6'7" (1.68m x 2.01m)
Three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Stone walled forecourt garden to the front. Enclosed garden to the rear with paved patio area and steps leading down to

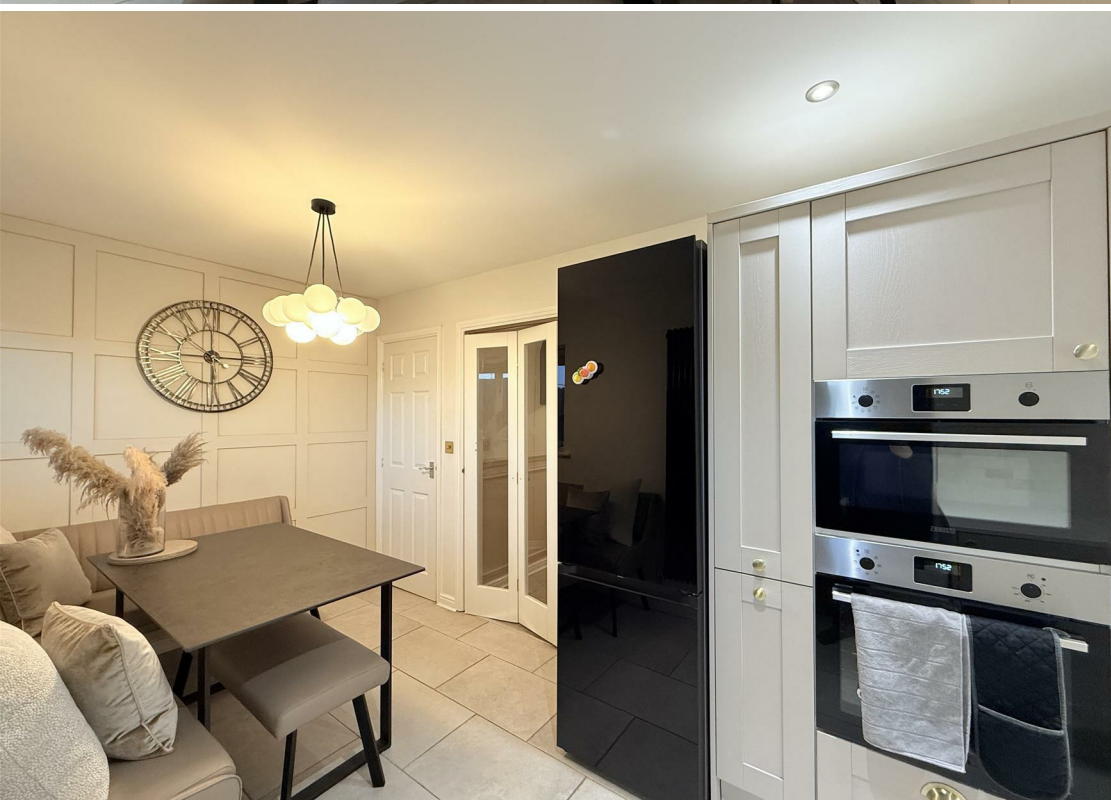
artificial lawn with stunning far reaching views.
Private parking for two cars plus additional visitor parking.

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. 77.3 sq. metres (832.4 sq. feet)

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