



65 Cypress Oaks, Stalybridge, SK15 3GA

£250,000

A Wilson Estates are delighted to present this characterful two bedroom, two bathroom Grade II listed home, tucked away at the head of the ever popular Cypress Oaks development, accessed via Huddersfield Road, Stalybridge.

Beautifully positioned, the property enjoys far reaching views across the surrounding moorland - an ideal setting for anyone who loves the outdoors. From here, you can easily explore the many scenic walks around Harridge Pike, Wild Bank, and Walkerwood and Swineshaw Reservoirs, along with a variety of nearby cycle routes and bridleways.

Step through the front door into a welcoming hallway with stairs rising to the first floor. The lounge at the front of the home offers a cosy spot to unwind, while the modern kitchen diner at the rear features white gloss cabinetry, space for a family dining table, and a stunning view from the kitchen window that makes washing up surprisingly enjoyable! Upstairs, you'll find two generous double bedrooms - the master benefiting from an en-suite shower room, along with a well presented family bathroom.

Outside, the rear garden provides a great sized space for families to enjoy, with a rear gate giving convenient access to the two allocated parking spaces.

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Hallway

Stairs to first floor. Door to:

Lounge

13'3" x 11'9" (4.05m x 3.57m)

Window to front elevation. Radiator. Ceiling light.

Kitchen/Dining Room

9'7" x 18'6" (2.93m x 5.64m)

Fitted with a matching range of white gloss base and eye level units with worktop space over. One and a half bowl composite sink with mixer tap. Plumbing for automatic washing machine and dishwasher, space for fridge/freezer. Plumbed for dishwasher. Built in electric oven with four ring electric hob with pull out extractor hood over. Integrated fridge freezer. Radiator. Window to rear elevation. Door to rear garden.

WC

WC, hand wash basin and radiator.

Stairs and Landing

Doors to bedrooms and family bathroom.

Bedroom One

11'9" x 11'9" (3.58m x 3.57m)

Window to side elevation. Radiator. Door to:

En-suite Shower Room

Fitted with three piece suite comprising of shower cubicle, wash hand basin and WC. Radiator. Ceiling light.

Bedroom Two

11'2" x 11'9" (3.40m x 3.57m)

Window to rear elevation. Radiator. Ceiling light.

Bathroom

Fitted with three piece suite comprising panelled bath, wash hand basin and WC. Window to rear elevation. Radiator.

Outside and Gardens

To the front of the property there is a small front garden with low level stone wall and railings, whilst to the rear of the property there is a good sized rear garden, the perfect spot to spend outdoor entertaining in the summer months whilst taking in the stunning views of local scenery! Beyond the rear garden there is a residents only car parking area, where the two allocated parking spaces can be found.

Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: B





Ground Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 80.2 sq. metres (863.6 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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