



129 Mellor Road, Ashton-Under-Lyne, OL6 6RW

£535,000

This STUNNING family home is the perfect example of a grand period property with plenty of original features & is located in a highly sought after position.

Mellor Road has always been of those extremely well regarded roads with the period properties standing proud and set on the Ashton under Lyne & Stalybridge border it offers ease of access to nearby towns via well placed road networks in addition to Stalybridge Railway Station which is within walking distance which offers frequent and direct routes in Manchester City Centre and beyond.

The property is also just a short stroll away from Tameside General Hospital, a major employer with the area.

The sweeping pathway that leads to the front door gives an idea of what's inside, and you won't be disappointed. The grand entrance hallway has the original staircase and STUNNING stained glass windows flood this space with light. The sitting room manages to be both cosy yet spacious. There is a separate dining room, a stylish dining kitchen with a utility room off.

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Entrance Vestibule

Tiled floor, access to downstairs w. & annex. Door into the entrance hallway, tiled floor with under floor heating.

Entrance Hallway

Turning original staircase rising to the first floor. STUNNING stained glass windows, tiled floor with under floor heating.

Sitting Room

This beautiful room has a bay window that offers a lovely outlook to the front garden, in fact this is the spot to bird watch! With several species making daily visits. Original feature fireplace, original wood flooring, Victorian style radiator, coved ceiling and ceiling roses.

Dining Room

Windows to both front & side elevations. This fabulous rooms has hosted Christmas dinners for families for many years. The original fireplace, wall lights wood floor make this a perfect entertaining spot.

Dining Kitchen

Back door, window looking out onto the garden, door into the utility room. Fitted with a comprehensive range of floor and wall mounted units with butchers block work surfaces over, the island has a granite work surface over and makes a great spot to breakfast. Integrated fridge freezer, space for a Range style cooker, ceramic sink with swan neck mixer tap over. Part tiled walls and tiled floor with under floor heating.

Utility room

Back door and window to the rear elevation. Fitted with a range of floor and wall mounted units, Belfast sink, plumbing for washing machine and space for tumble dryer.

Annexe

Annex Open Plan Lounge/ Kitchen

This would be an ideal base if you have multi generational living arrangements, or even an older child that desires a little more privacy. Windows and double opening French doors lead out to the garden. There is an open plan kitchen and sitting room, there are high gloss floor and wall units with granite work surfaces over, electric oven, gas hob and extractor fan above, fridge and stainless steel sink unit with mixer tap.

Bedroom

Window to the side elevation.

Downstairs WC

Window to the side elevation, low level w.c and hand wash basin with tiled splashback, tiled floor with under floor heating.

First Floor

Master Bedroom

Window to the front elevation with views over the park.

Bedroom Two

Window to the front elevation with views over the park, fitted with a range of wardrobes with matching dresser and drawers.

Bedroom Three

Juliette balcony with the best views of the house! The double opening doors open up to bring the breeze in, what a spot to sit with a morning coffee.

Family Bathroom

Window to the rear elevation, this room has been converted to be a wet room and has a shower, luxurious roll top bath and hand wash basin.

Separate W.C

Window to the rear elevation, low level W.C, hand wash basin. Part tiled walls, heated towel rails.

Second Floor

The landing up here is so big the current owners utilise the space as a home office.

Bedroom Four

Window to the front elevation. Currently used as a 'den' this room has an office space & seating area, wood flooring.

Bedroom Five

Window to the front elevation with pleasant views towards the park.

Bathroom

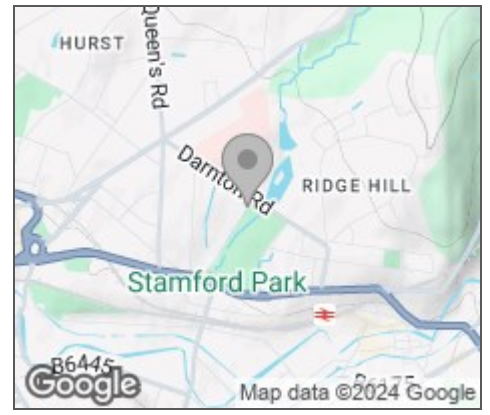
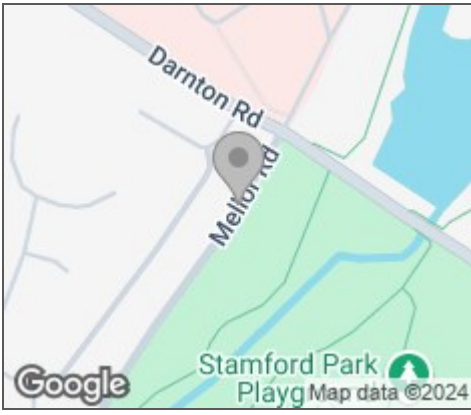
Externally

Standing proud from the road, this imposing property is entered via a wrought iron gate, with a pathway leading to the front door. The house is sat behind some mature and attractive trees and shrubbery that offer a degree of privacy. The property also benefits from CCTV and an alarm system for additional security.

Additional Information

Tenure: Freehold
EPC Rating: D - 64 - 77
Council Tax Band: D





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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	64	England & Wales
		77	EU Directive 2002/91/EC

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com