



63B Lees Road, Ashton-Under-Lyne, OL5 0PG

£525,000

This four-bedroom detached family home offers an expansive living space spread over four floors, with more than 2200 square feet. of accommodation. It is a truly unique property, ideal for those seeking generous and flexible living arrangements within the catchment area for Mossley Hollins High School.

As you approach the home it immediately impresses - a block-paved driveway provides ample off-street parking with stone steps leading to the front door. Upon entering, you are welcomed into a bright hallway that flows into a spacious lounge, complete with a bay-fronted window allowing for plenty of natural light. This floor also features a convenient WC and a dining room, perfect for formal meals and entertaining. A short staircase leads up to a modern, fully integrated family kitchen. A further staircase leads down to the utility room and integral double garage.

Ascending to the first floor, you'll find three well-proportioned double bedrooms, a good-sized shower room, and an additional area currently used as a seating space, which could be transformed into a small fifth bedroom with some minor adjustments. Moving up to the second floor, the master suite awaits, offering a private retreat with dressing area, plentiful storage and a luxurious four piece en suite bathroom complete with freestanding bath.

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Entrance Hall

Door leading to:

Living Room

17'4" x 21'2" (5.29m x 6.46m)

Double glazed bay window to front elevation. Feature stone fireplace with marble inset and living flame effect fire set on stone hearth. Ceiling lights. Radiator.

WC

Two piece suite comprising a low level w.c and hand wash basin, extractor fan and single radiator.

Dining Room

11'4" x 13'3" (3.46m x 4.03m)

Window to rear elevation. Window to side elevation. Radiator. Ceiling light. Access to under stairs storage cupboard. Stairs leading to kitchen. Staircase leading down to Lower Ground Floor. Door providing access to rear garden.

Kitchen/Breakfast Room

13'6" x 15'10" (4.12m x 4.82m)

A modern and stylish family kitchen complete with fully integrated appliances including 'Neff' induction hob, oven/grill, microwave and dishwasher, plus two integrated 'Hoover' fridges and a freezer. Fitted with a matching range of base and eye level units with coordinating granite work surfaces over. The room features plenty of natural light, with two windows to the side elevation, a further window to the rear elevation, plus a velux skylight window. Kickboard plinth lights. Ceiling light.

Utility Room

7'10" x 9'5" (2.39m x 2.87m)

Matching range of base units with coordinating worktop over. Inset sink with drainer. Door leading to Garage.

Double Garage

17'2" x 15'9" (5.24m x 4.81m)

A fantastic bonus space in this family home. This double garage could easily accommodate a car but is currently used as a home gymnasium/storage room. It would also lend well to be used as a games room.

Sitting Room

11'2" x 8'11" (3.40m x 2.73m)

Window to rear elevation. Window to side elevation. A great space for sitting playing games or watching tv, this area was previously a fifth bedroom and could be returned back to a bedroom space with some minor adjustments.

Hallway

Providing access to bedrooms 2 and 4, and shower room. Storage cupboard.

Bedroom 2

11'3" x 11'5" (3.05m x 3.63m 3.43m x 3.48m)

Window to front elevation. Fitted wardrobes. Radiator. Ceiling light.

Bedroom 3

10'0" x 11'11" (3.05m x 3.63m)

Window to rear elevation. Fitted wardrobes plus vanity sink. Radiator. Ceiling light.

Bedroom 4

8'9" x 9'5" (2.66m x 2.87m)

Window to front elevation. Fitted wardrobes. Ceiling light. Radiator.

Shower Room

9'1" x 6'5" (2.76m x 1.95m)

Fitted with three piece suite comprising a walk in double shower with rain drop shower head, square sink with waterfall tap and WC with hidden cistern. Mosaic tiling to walls and floor. Heated towel rail. Window to side elevation with privacy glass. LED lights.

Master Bedroom

15'2" x 15'10" (4.62m x 4.82m)

Double glazed window to front elevation. Two velux windows. Open plan to dressing area complete with fitted wardrobes. Two doors leading to storage cupboards. Door to en-suite.

Dressing Area

5'5" x 5'8" (1.65m x 1.73m)

Open plan with Master Bedroom. Fitted wardrobes. Velux window. Door to en suite bathroom.

En-suite Bathroom

A lovely bathroom suite comprising a free standing roll top bath, walk in tiled double shower with rain drop shower, wash hand basin, and WC with hidden cistern. Tiled walls, heated towel rail, LED lighting, velux window. Window to rear elevation. Vanity mirror with lighting.

Externally

To the front of the property there is a double width block paved driveway with raised shrub borders and rockery. To the rear there is a paved Indian Stone patio area with stone steps leading to raised lawn with decorative railing, mature shrubs and additional paved area with lighting, power and water.

Additional Information

Tenure: Leasehold

EPC Rating: C 75-80

Council Tax Band: E

Tel: 0161 303 0778





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	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	75	England & Wales		EU Directive 2002/91/EC	80

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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