



1-3 Stamford Road, Ashton-Under-Lyne, OL5 0BA

Offers Over £475,000

The Old Gate House in Mossley, is a well regarded dwelling within the local area, could this be your new home? Let us show you around.

The current owners have blended seamlessly, modern comforts without ever compromising the true character of this stunning home. It's all in the details, with reclaimed wood flooring, multi fuel burner, cast iron radiators throughout, but then made it feel stylish & current with designer bathroom fittings, stunning home decor, and bespoke fitted wardrobes.

This home has been a labour of love for the owners, having been here for over 20 happy years, it's now time for someone new to enjoy. You are welcomed in through to the entrance hall, with access to the cloakroom and into the sitting room. This room gives the feeling of being the heart of this home, with space enough for different elements, not least sitting by the fireside enjoying the view. The room opens into the home office/library.

Downstairs to the lower level you'll find the kitchen and dining room. With stone flagged floors and exposed stone, you really get a feel for the history of the house. Of course all the comforts and practicality of modern needs are met, but in a delightful way.

Moving upstairs to the first floor is the master suite with fitted robes, and a fabulous en-suite, another double bedroom and the luxury family bathroom.

The second floor has two further bedrooms, one is accessed via the other and both have bespoke built in wardrobes.

Externally there are parking spaces, enough for two vehicles and a small but useful gated yard..

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Ground Floor

Entrance Hall

The imposing hardwood front door gives a glimpse of what is to come once inside. The entrance has a decorative tiled floor, a window to the front elevation, and ornate door frames. A step up takes you to the cloaks, and a further step takes you into the heart of this beautiful home, the sitting room.

Downstairs Cloakroom

Opaque stained glass window to the side elevation, a large and useful built in cloaks cupboard, the suite comprises of a w.c and hand wash basin from Perrin & Rowe.

Sitting Room

This magnificent room that spans the whole width of the property is both stylish and practical in equal measure. With four sets of windows, the room is flooded with natural light and has superb far reaching views. The floor is made from reclaimed wood, from a whiskey distillery! The large fireplace with multi fuel burner is the focal point, the perfect place to sit by the fire and admire the views.

Home Office & Library

Entered via the sitting room, the current owners use this space as an office and library. But such is the versatility of the room, could be used for whatever you might require. There is a window and skylight for natural lighting.

Inner Hallway

Hardwood back door, turning stairs leading to the first floor, door to steps leading down to the lower ground floor.

Lower Ground Floor

Kitchen

Fitted with a range base level units with tiled work surface and breakfast bar. There is a Belfast sink, space for an Aga and space for fridge and freezer, plumbing for a washing machine and space for a tumble dryer. Original stone floor and storage built into the wall.

Dining Room

Imagine a dinner party here! This room is so atmospheric and steeped in history. There is a useful pantry cupboard (what was an original staircase) and brick built fireplace.

First Floor

Master Bedroom

This master suite has 'boutique' hotel vibes, with windows that

offer the most delightful far reaching views, plenty of built in wardrobe space and entrance to the super stylish en-suite shower room.

En-Suite

Opaque window to the rear elevation, this fabulous shower room has been fitted with a Porcelanosa suite that includes a double walk in shower with rain and waterfall heads plus a hand held head, hand wash basin and low level w.c, the wall tiling is a gorgeous colour and the tiled floor also has the benefit of under floor heating, remote controlled from a panel on the wall.

Bedroom Two

Two windows to the front elevation with views, built in storage cupboard.

Family Bathroom

Two opaque windows, and a Porcelanosa suite comprising of a bath with shower and water fall shower over, hand wash basin built into a vanity unit with lit mirror above and low level w.c. Tiled floor and walls.

Second Floor

Bedroom Three

Velux window, beamed ceiling and built in wardrobes.

Bedroom Four

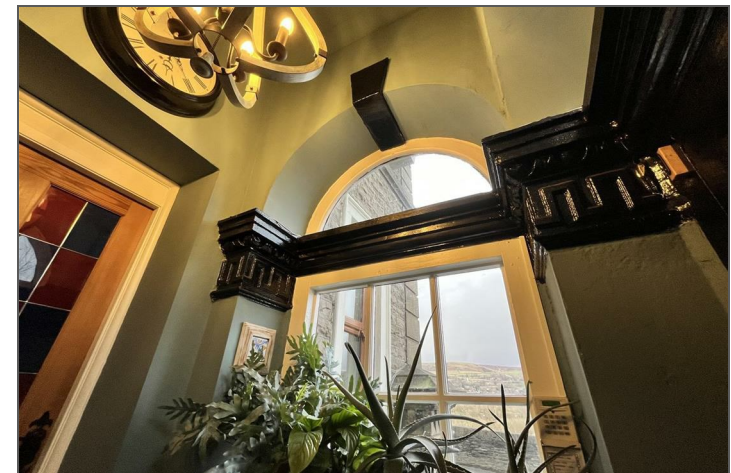
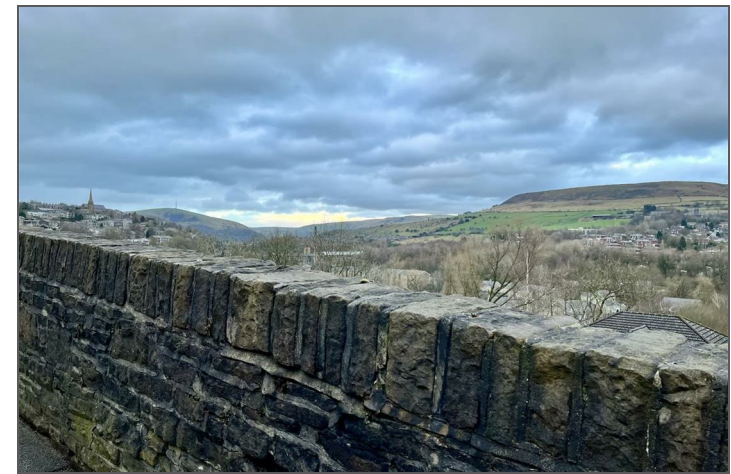
Sky light, beamed ceiling and attractive sliding wood and wrought iron wardrobes.

Externally

The cobbled stone area marks the two parking spaces that come with the house, there is a locked gate that takes you to an enclosed yard.

Additional Information

Tenure: Freehold
EPC Rating: E - 54 - 75
Council Tax Band: C





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		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		England & Wales	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