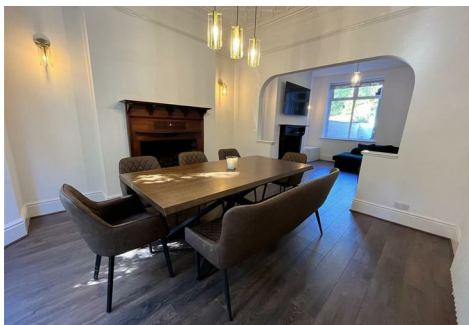




## 57 Mellor Road, Ashton-under-Lyne, OL6 6RT

**Offers Over £325,000**

With its outlook across the woodlands of Stamford Park and an impressive frontage, this three bedroom Victorian terrace is sure to impress. Offering spacious accommodation set over three floors, the property already benefits from several modern updates while still providing plenty of potential for its next owners to create their dream home.

Mellor Road is a highly regarded location, perfectly positioned on the border between Stalybridge and Ashton-under-Lyne. It offers excellent transport links, easy access to nearby towns, and sits within close reach of Tameside General Hospital - one of the area's major employers.

To the front, a low maintenance garden and path lead to the door. Inside, the vestibule with original tiled flooring and stained glass windows hints at the period character within. The hallway, with its sweeping staircase, has the potential to be a real Grand entrance.

The dining room to the front features a striking bay window that floods the room with natural light and frames the gorgeous views of the park. Open plan to the lounge, this creates a spacious setting for family living and entertaining. To the rear, you'll find the kitchen, a practical utility room, and a handy ground floor shower room. The kitchen

# 57 Mellor Road

, Ashton-Under-Lyne, OL6 6RT

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## Entrance Vestibule

Door to:

## Hallway

Radiator. Stairs to first floor. Door to:

## Lounge

13'3" x 11'5" (4.04m x 3.48m)

Window to rear elevation. Feature fireplace. Column radiator. Open plan to:

## Dining Room

13'9" x 12'7" (4.20m x 3.84m)

Bay window to front elevation. Feature fireplace. Column radiator.

## Kitchen

12'4" x 8'4" (3.76m x 2.54m)

Fitted with a matching range of base and eye level units with worktop space over. Sink with single drainer. Space for fridge/freezer. Built-in electric oven. Four ring hob with extractor hood over. Window to side elevation. Access to cellar. Open plan to:

## Utility

4'3" x 8'8" (1.30m x 2.64m)

Plumbing for automatic washing machine. Space for tumble dryer. Double radiator. Door to Shower room. Door out to rear yard.

## Shower Room

Window to side elevation. Boiler cupboard housing wall mounted combi boiler. Fitted with wall in shower, WC and hand wash basin.

## Stairs and Landing

Doors to bedrooms and bathroom. Door to staircase up to loft.

## Master Bedroom

11'9" x 16'11" (3.58m x 5.16m)

Two windows to front elevation. Radiator. Ceiling light.

## Bedroom Two

10'0" x 11'1" (3.05m x 3.38m)

Window to rear elevation. Radiator. Ceiling light.

## Bedroom Three

10'11" x 8'6" (3.33m x 2.59m)

Window to rear elevation. Radiator. Ceiling light.

## Bathroom

Window to side elevation. P shaped bath with glass shower screen and shower over, WC and hand wash basin.

## Loft Room

16'9" x 15'0" (5.11m x 4.56m)

Skylight.

## Outside and Gardens

Private enclosed rear yard with Indian Stone patio and gate leading out to communal gardens.

Permit Parking available for residents to front of house.

## Cellar

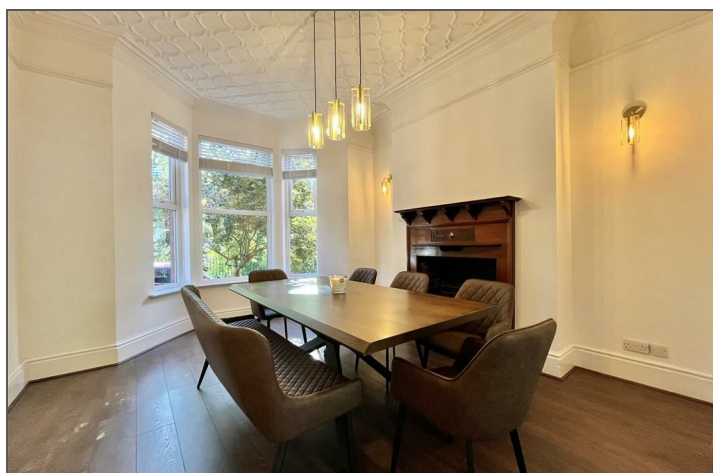
25'3" x 3'8" (7.69m x 1.11m)

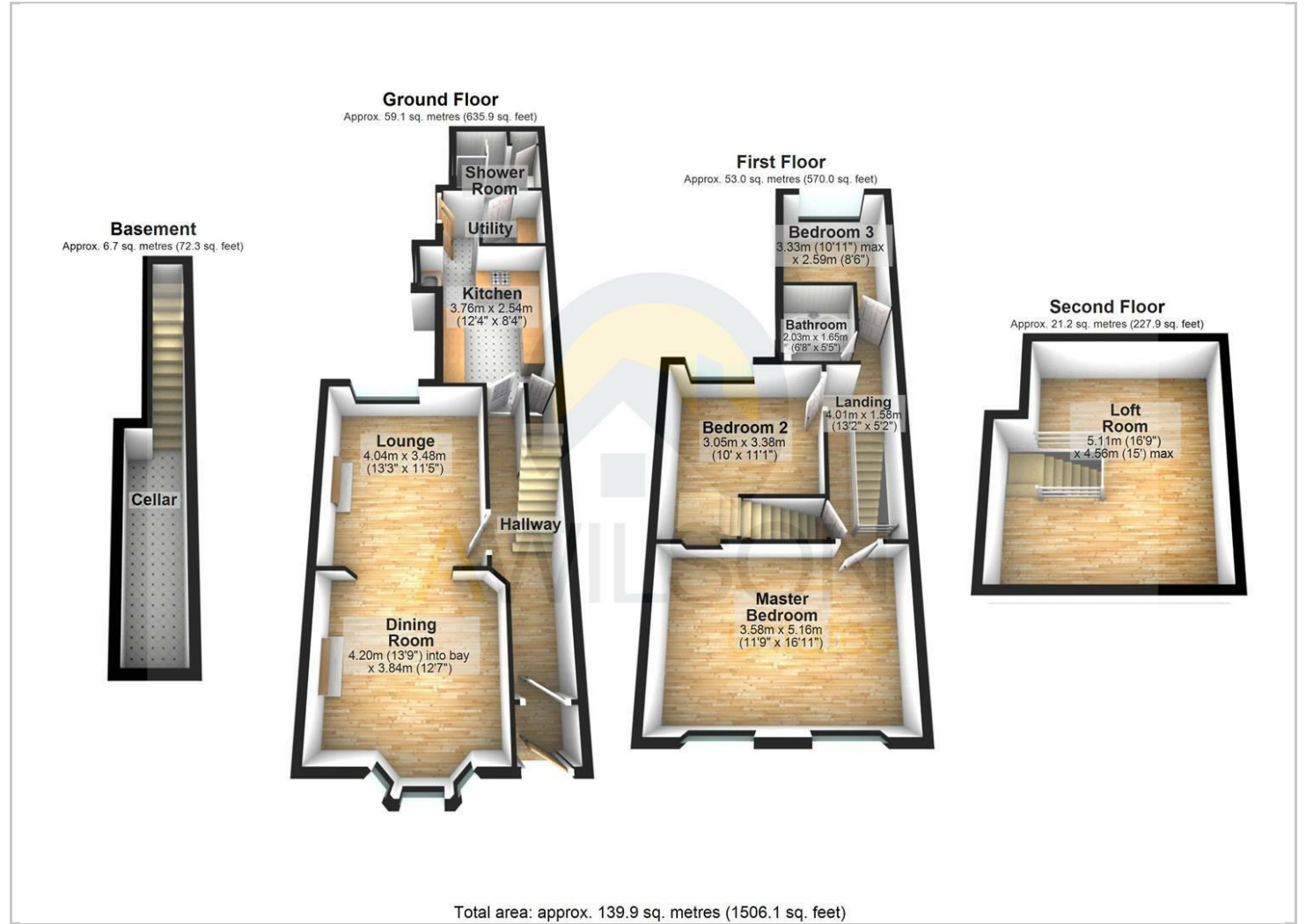
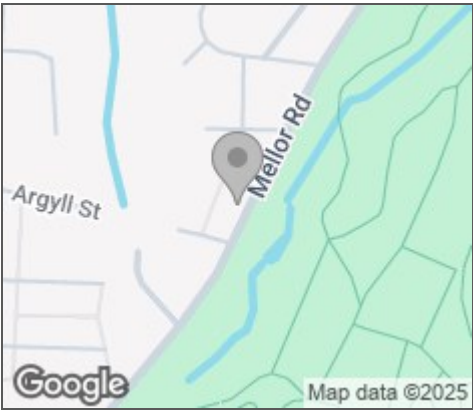
Stairs.

## Additional Information

Tel: 0161 303 0778

Tenure: Leasehold  
EPC Rating: D  
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                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

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