

DAWSONS

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The Stables, Westerhill, Ashton-Under-Lyne, OL7 9RU

Dawsons are delighted to welcome onto the market this truly unique character, semi-detached property built in 1974 in the footprint of a stable block dating back to the 1800's. It is located on the ever sought after hamlet of Westerhill and is offered to the market with *****NO FORWARD VENDOR CHAIN*****. The property briefly comprises of: large kitchen/diner, four double bedrooms, shower room, two bathrooms, two sitting rooms, utility room, boiler room, and converted loft space offering scope for further enhancements. The property itself is set in a generous plot which offers approximately half an acre of land incorporating a garage and woodland. Through a gateway is a generously sized patio which has the benefit of fabulous panoramic views of the adjoining countryside.

This property truly delivers the "WOW" factor, situated in an exquisite rural setting yet also conveniently positioned for local amenities prospective buyers are looking for. The property is within easy travelling distance from both Ashton town centre and Oldham town centre, within the centres there are a range of amenities including train and tram stations, excellent commuter links to Manchester city centre, supermarkets, retail outlets, shops, public houses and state junior and secondary schools.

This truly outstanding semi-detached period property simply must be viewed internally to fully appreciate the quality, charm and proportion of the accommodation on offer.

Asking Price £475,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



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- Semi-detached character cottage
- Superbly presented throughout
- Close to local amenities
- Panoramic views
- Garage plus off road parking
- Viewing is ***ESSENTIAL***
- Delightful hamlet in woodland/countryside setting
- Four well proportioned bedrooms

The Accommodation in Detail:

GROUND FLOOR

Farmhouse Kitchen

16'4" x 19'0" (5.0 x 5.8)

This traditionally rustic country kitchen comprises of decorative tile flooring, tiled work surfaces, integrated wall and base units, tiled splashback, stainless steel half round sink, integrated appliances and fitted Aga. There is a spiral staircase leading to first floor level.

Sitting Room

18'4" x 15'8" (5.6 x 4.8)

A spacious family sitting room comprising: decorative tile flooring, central heating radiators and ceiling spotlights. Rear entrance door.

Bathroom with Shower

6'10" x 4'7" (2.1 x 1.4)

A modern suite comprising of decorative tile flooring, low level lighting, low level WC and hand wash pedestal basin, electric fitted shower and central heating radiator.

Utility Room

3'11" x 7'6" (additional 2'7" x 8'2") (1.2 x 2.3 (additional 0.8 x 2.5))

Houses the white goods and can be used to store general household items.

Boiler Room

Adjacent to the utility room, housing gas fired boiler and storage space.

Bedroom/Family Room

11'1" x 12'1" (3.4 x 3.7)

A converted garage that can now be used as a multi purpose room comprises of fitted carpets, low level lighting and houses a double bed.

FIRST FLOOR

Sitting Room

16'4" x 19'0" (5.0 x 5.8)

Via the spiral staircase from the kitchen a most stunning Sitting Room, which has a full height decorative stone fireplace, high vaulted ceiling, fitted carpet, three double glazed windows and two central heating radiators.

Bedroom (1)

14'5" x 7'10" (excluding wardrobe depth) (4.4 x 2.4 (excluding wardrobe depth))

Double bedroom comprising of fitted carpet, central heating radiator, integrated wardrobes and great views.

Bedroom (2)

6'10" x 16'4" (excluding wardrobe depth) (2.1 x 5.0 (excluding wardrobe depth))

Double bedroom comprising of fitted carpet, integrated wardrobes, central heating radiator and stunning views across the valley.

Bedroom (3)

7'6" x 15'1" (2.3 x 4.6)

Double bedroom comprising of fitted carpet,

integrated wardrobes, central heating radiator and panoramic views across the adjoining valley.

Family Bathroom

10'2" x 4'7" (3.1 x 1.4)

A lovely modern suite comprising of tile effect vinyl flooring, part tile wall finishes, low level WC, pedestal hand wash basin, panel bath with mixer tap, extractor fan, low level lighting and central heating radiator.

Shower Room

5'2" x 4'7" (1.6 x 1.4)

A modern suite comprising of tiled flooring and wall finishes, integrated spacious linen storage, ceiling spotlights, extractor fan and fitted shower with electric shower head over.

Loft Space

33'5" x 7'10" (10.2 x 2.4)

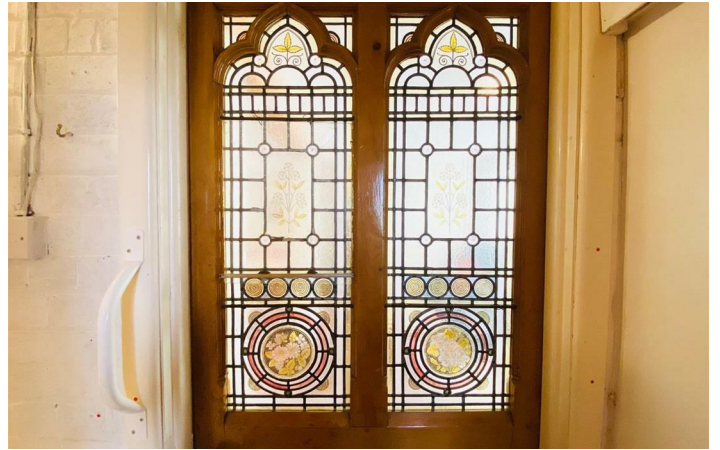
A large loft area, suitable for the storage of general household items and accessories. This is carpeted throughout. Has a large kneehole desk and two Velux windows offering excellent views. Ideal office space.

Outside

The grounds have been beautifully kept and the property itself is set in a generous plot which offers approximately half an acre of mainly woodland with large terrace and incorporating a garage and off road vehicular parking.



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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