



The Sycamores
80 Stakehill Lane
Middleton
M24 2RX

Enjoying large, beautifully landscaped gardens and lying within the Green Belt, an impressive Victorian character property with 3 reception rooms, conservatory, dining-kitchen with Aga, 4 double bedrooms and more. This exceptional dwelling, being the end of just 4, has many original features yet has been sympathetically renovated over the years to offer modern facilities. Located within easy reach of the motorway network and within walking distance of primary and secondary schools plus Hopwood Hall College. Directions: from the roundabout at the end of the A627M and the A664, take the exit into Bentley Avenue. Bear sharp right into Stakehill Lane, continue past Stakehill Nursery Garden Centre and the property is the last property in the row before the unmade lane. The accommodation comprises:

GROUND FLOOR

Hall: Original stained glass door and fanlight. Stairs to first floor.

Sitting Room: Victorian cast iron fireplace with open coal effect living flame gas fire, light rose and picture rails.

Lounge: Bay window to front, substantial Adam style fireplace with marble surround and solid fuel burning stove fire, coved ceiling and dado rails.

Dining Room with Sitting Area: An impressive room of 25 feet length with windows overlooking the garden and beyond; an imposing mahogany fire surround to brick fireplace and solid fuel burning stove fire, teak flooring, feature coved ceiling and light rose plus double French doors to conservatory.



£499,950

Character Property

Conservatory: Spacious brick built conservatory with Everest double glazing and French doors to garden enjoying a superb aspect over the garden and beyond. Radiator and tiled floor.

Dining-Kitchen: Fitted wall and base units with granite worktops plus cupboards, gas-fired 2-oven Aga, integral dishwasher, Belfast sink, quarry tiled floor and views to garden.

Utility Room: Fitted wall and base units, ample space for appliances, quarry tiled floor and part tiled walls. Door to garden.

WC: Situated off the utility room.

FIRST FLOOR

Landing: with an imposing original stained glass arched window to the top of the stairs, the landing is a good sized room, ideal for study or sitting area with 2 double built-in cupboards and drawers and Victorian slate and cast iron fireplace.

Bedroom 1: Large double bedroom with superb views over garden and beyond and with a good range of attractive fitted wardrobes.

En Suite: Modern suite comprising a large glazed shower/steam cabinet with seating for 2; washbasin to granite-topped vanity unit, WC, tall chrome ladder towel radiator, fully tiled walls and floor.

Bedroom 2: Double bedroom with fitted wardrobes and washbasin.

Bedroom 3: Double bedroom with beech style fitted wardrobes.

Bedroom 4: Double bedroom with original cast iron fireplace.

Bathroom: Attractive white suite comprising bath, glazed shower cubicle with plumbed shower, washbasin, WC, bidet, half-tiled walls and airing cupboard.

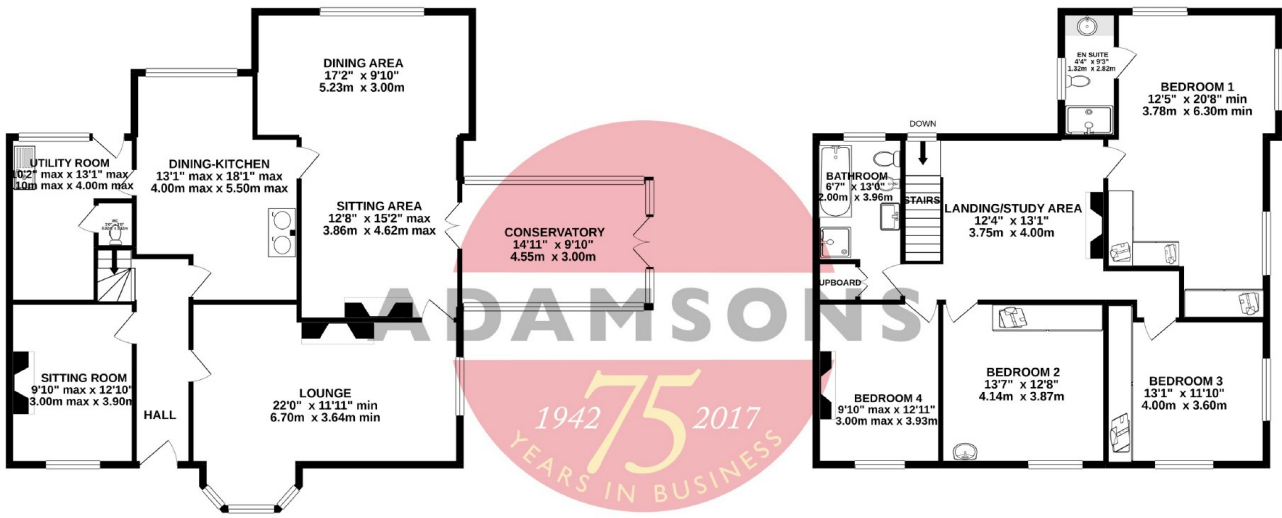
EXTERNALLY: Approached by double gates there is ample parking to the block-paved drive and a feature double CARPORT with attached WORKSHOP. The beautifully landscaped gardens extend to a rear lawn with central fountain, pergola and small summer house.

General: Freehold; Council Tax band F; Gas central heating; Majority uPVC double glazed (2 original stained glass windows & utility wood framed).



GROUND FLOOR

1ST FLOOR



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.
 Made with Metropix ©2020



A family run business since 1942

109 Yorkshire Street Rochdale OL16 1YJ
T: 01706 522424
E: sales@adamsons-estates.co.uk

