



## Ashdowne Lawns, Stalybridge, SK15 3GE

**Offers over £475,000**

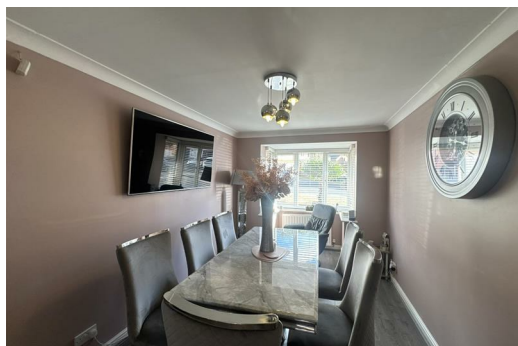
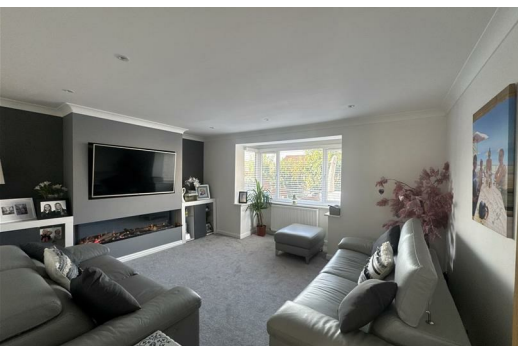
Selling a superb four bedroom detached family home, set within the highly desirable Cypress Oaks estate in Stalybridge. This property offers a wonderful combination of space, practicality, and modern family living. Nestled on a quiet cul-de-sac, while being perfectly positioned within easy reach of excellent local schools, a wide range of amenities, fantastic transport links and the picturesque open countryside.

On entering the home, you are greeted by a welcoming hallway leading to a spacious and sociable kitchen/diner that is ideal for family mealtimes or entertaining guests. The bright and airy lounge provides a relaxing retreat, while a ground floor WC adds everyday convenience.

To the first floor, there are four generously sized bedrooms, with the master bedroom enjoying the benefit of a stylish en-suite shower room. The additional bedrooms are well-proportioned and versatile, easily adaptable as children's rooms, a guest bedroom, or even a home office, all served by a family bathroom.

Externally, the property features a neat lawned garden to the front and a driveway providing ample off-road parking, leading to an integral garage which offers further storage. To the rear is an enclosed garden comprising of a paved patio area that extends down the side of the home, ideal for outdoor dining and summer barbecues, and this in turn leads to a versatile garden room that can be used as a bar, home office, gym, or creative studio. Steps lead down to a lower lawned garden, creating a private and family-friendly outdoor haven with plenty of room for children to play or for hosting gatherings.

This is a fantastic opportunity to acquire a spacious family home in a prime location, combining comfort, convenience, and outdoor living.





## GROUND FLOOR

### Hall

Door to front, double glazed window to front, radiator, stairs leading to first floor, doors leading to:

### Kitchen/Diner

27'0" x 8'7" (8.23m x 2.61m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed box window to front, radiator, door leading out to side.

### WC

Two piece suite comprising, wash hand basin and low-level WC, radiator.

### Lounge

14'2" x 15'0" (4.31m x 4.58m)

Double glazed box window to rear, radiator.

## FIRST FLOOR

### Landing

Radiator, door to:

### Master Bedroom

13'7" x 18'0" (4.14m x 5.49m)

Three double glazed windows to front, radiator, door leading to:

### En-suite

7'3" x 5'7" (2.22m x 1.71m)

Three piece suite comprising vanity wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to front.

### Bedroom 2

13'1" x 8'0" (3.99m x 2.43m)

Double glazed window to rear, radiator.

### Bedroom 3

9'10" x 9'0" (3.00m x 2.74m)

Double glazed window to rear, radiator.

### Bedroom 4

9'10" x 6'10" (3.00m x 2.08m)

Double glazed window to rear, radiator.

### Bathroom

7'4" x 5'7" (2.23m x 1.71m)

Three piece suite comprising bath, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to side, heated towel rail.

## OUTSIDE

Lawned garden to the front with driveway leading to the garage. Enclosed garden to the rear with paved patio area featuring a versatile garden room and steps lead down to lawn area.

### Garden Room

9'1" x 15'8" (2.77m x 4.78m)

Double glazed window to side, two double glazed windows to rear, electric radiator, double glazed French doors.

### Garage

Up and over door to the front.

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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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