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57 Mellor Road, Ashton-Under-Lyne, OL6 6RT

£320,000

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

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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.

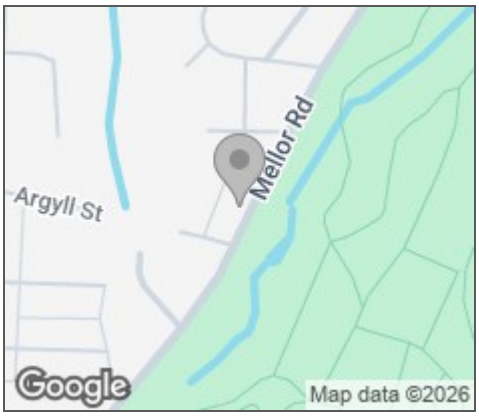
Outside and Gardens
Private enclosed rear yard with Indian Stone patio and gate leading out to communal gardens.

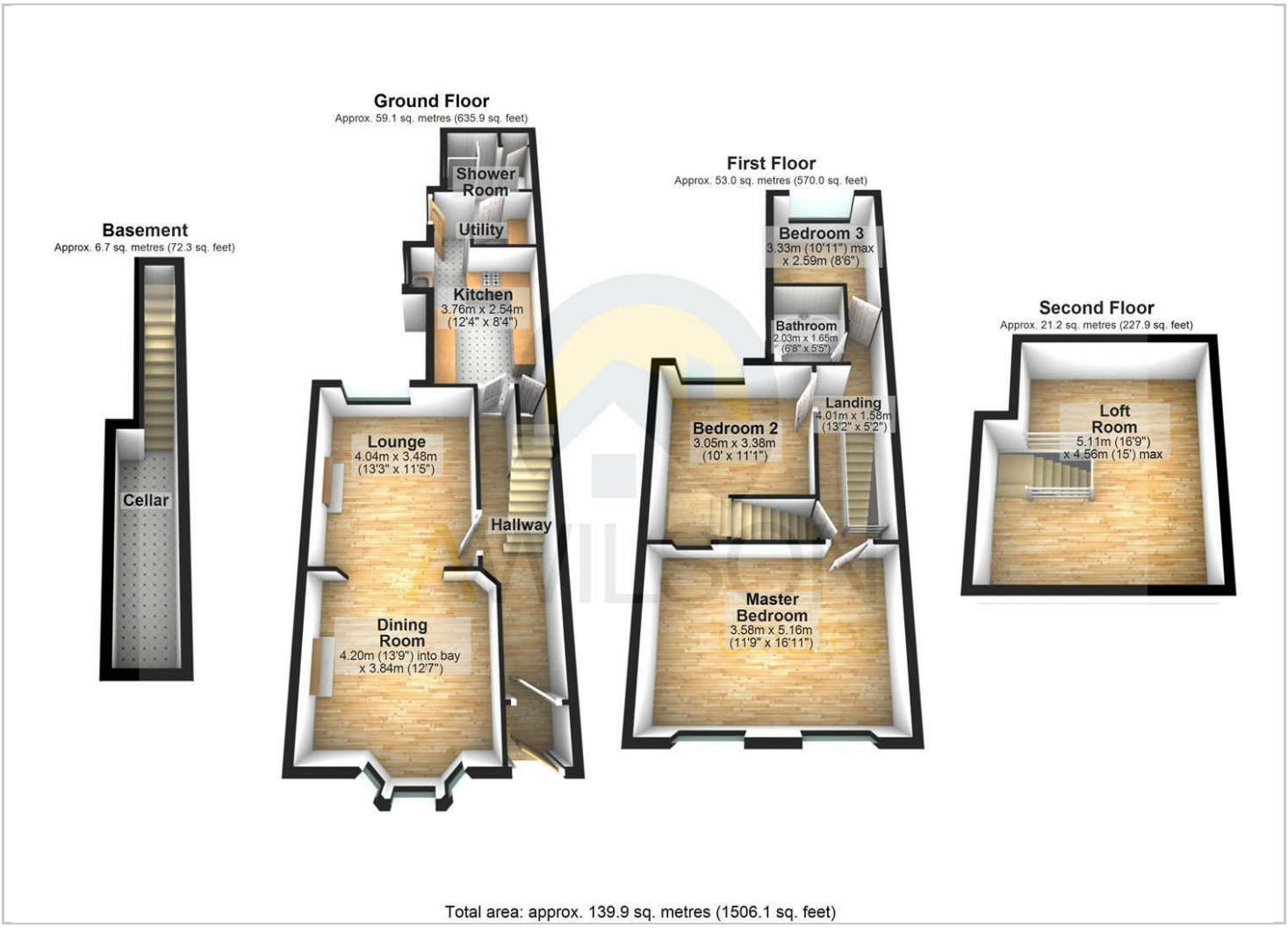
Permit Parking available for residents to front of house.

Cellar
25'3" x 3'8" (7.69m x 1.11m)
Stairs.

Additional Information

Tenure: Leasehold
EPC Rating: D
Council Tax Band: C





Viewing

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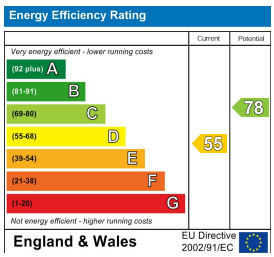

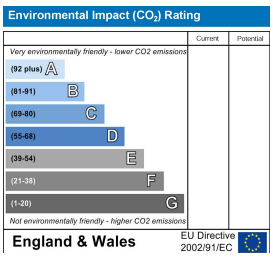

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