



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

### Offers in the region of £440,000

Spectacular and extremely spacious three bedroom period end terraced forever home, fantastically positioned overlooking Stamford Park in an elevated position on the sought after Mellor Road, Ashton under Lyne and offers family sized accommodation on a grand scale of 1825 sq ft with great sized south facing private garden with spaces for five cars and detached garage with convenient at your door parking which is certainly a rarity on this sought after road.

The property has been well cared for by the present owners and is a credit to them with well planned accommodation that briefly comprises: To the ground floor entrance porch, magnificent entrance hallway, large living room opening to the dining room with three windows flooding the room with light, fantastic fitted kitchen/dining/breakfast room with door to the south facing garden and a cellar area. To the first floor the quality of accommodation continues with three excellent sized bedrooms and a three piece bath/shower room suite with separate WC. To the outside the property lies in extensive grounds flower and herbaceous borders, mature shrubs, extensive parking for five cars with detached garage, and a lovely sized south facing garden to the side with outside WC and store. The property is double glazed and gas central heated and is certainly a property not to be missed!

The sale of this property provides a unique opportunity to purchase not only a splendid property but a way of life that is seldom available. An early viewing is highly recommended in order to avoid any disappointment.



## GROUND FLOOR

### Porch

Hardwood front door and door to the hallway.

### Entrance Hall

23'7" x 7'7" (7.20m x 2.32m)

Stairs to the first floor, door to cellar and radiator.

### Cellar

4'5" x 2'11" (1.35m x 0.88m)

Good sized storage area.

### Lounge/Dining Room

27'6" x 17'2" (8.37m x 5.24m)

Fantastic sized room with large bay window to front, window to rear and window to side flooding the room with light, fitted feature fire surround with fire inset, ceiling cornices, TV aerial point and radiator.

### Kitchen/Dining/Breakfast Room

19'8" x 10'7" (6.00m x 3.23m)

Another great sized room with a fitted matching base and wall units incorporating 1 1/4 single drainer sink unit and work tops over, space for fitted cooker with extractor hood over, plumbing and space for washing machine or dishwasher, space for American style fridge/freezer, breakfast bar with lighting over, large Upvc double glazed box bay window to the side, Upvc double glazed door leading to the superb south facing garden, fitted storage cupboard, doors to dining room and hallway, radiator

## FIRST FLOOR

### Landing

19'11" x 6'0" (6.07m x 1.82m)

Skylight window.

### Bedroom 1

14'8" x 13'9" (4.48m x 4.18m)

Window to rear, window to side, fitted wardrobes and radiator.

### Bedroom 2

11'9" x 18'3" (3.58m x 5.57m)

Two windows to front overlooking Stamford Park and radiator.

### Bedroom 3

13'3" x 11'0" (4.03m x 3.35m)

Window to rear, radiator.

### Bathroom

Three piece bath/shower room with panelled bath, separate shower cubicle, low level WC, window to side and radiator.

### Separate WC

Window to side, low level WC, wash hand basin, part tiled walls.

## OUTSIDE

### Detached Garage

Up and over door, power and light.

### Outside WC

Low level WC

### Gardens & Driveway

To the front is garden with walled boundaries, decorative wrought iron railings and gate, flower and herbaceous border and mature plants to the side elevation leading to the south facing garden which is paved and enjoys a lovely south facing aspect again with walled boundaries decorative wrought iron railings a gates to a driveway, to the side there is parking for a further four/five vehicles (Including space in front of garage) and a small outside store.

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Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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.

