



101 Mellor Road, Ashton-Under-Lyne, OL6 6RW

£575,000

A Wilson Estates are thrilled to bring to market this truly stunning five bedroom semi detached home on the much admired Mellor Road in Ashton. Known for its charming period properties and outlook over Stamford Park, Mellor Road has long been one of the areas most desirable streets, and it's easy to see why.

This much loved family home is full of character, and offers a rare chance to own one of these impressive red brick homes. From the moment you step inside, you're greeted with generous proportions and plenty of period features.

Downstairs, you will find two large reception rooms - the lounge is box bay fronted and features stained glass windows and a log burning stove, whilst the sitting room features an open fire, perfect for cosy winter nights. The spacious kitchen offers plenty of room for cooking and gathering, and there's a separate utility room to keep everything neat and organised.

Upstairs on the first floor, the master suite is bright, roomy, and comes complete with a stylish en suite shower room. The second bedroom enjoys gorgeous views across the park and is a generous double, while the third double bedroom overlooks the rear gardens. The family bathroom is beautifully appointed, with a luxurious freestanding bath

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Property Comprises Of:

Entrance Vestibule

A grand entrance vestibule ideal for storing coats and shoes. With tiled flooring and a door with beautiful stained glass panel opening into entrance hall.

Entrance Hallway

Two windows to side elevation. Radiator. Stairs to first floor. Door to:

Lounge

13'2" x 15'1" (4.01m x 4.60m)

A room full of period features, with ceiling rose, coving, and stained glass feature windows. Box bay window to front elevation. Feature fireplace with multi fuel stove. Radiator.

Sitting Room

13'7" x 15'3" (4.14m x 4.65m)

A room with a real cosy feel! With a feature fireplace with open fire perfect for winter evenings. Window to front elevation. Period features including ceiling rose and coving. Radiator.

Kitchen/Dining Room

13'3" x 17'11" (4.04m x 5.46m)

A generously sized kitchen complete with walk in larder cupboard. Fitted with matching range of base and eye level units with coordinating worktops over. Inset sink with mixer tap. Built in electric oven with four ring gas hob and extractor hood over. Plumbed for dishwasher. Window to rear elevation. Feature fireplace with

log burning stove. Double doors open out onto the rear yard. Door to:

Utility

12'7" x 6'10" (3.84m x 2.08m)

Fitted with base and eye level units with worktop over and inset sink with mixer tap. Plumbed for automatic washing machine. window to rear, Door leading out to rear garden.

First Floor Landing

21'9" x 15'1" (6.63m x 4.60m)

This landing is a statement in itself, with bold carpets, a little reading nook, and two windows allowing for plenty of natural light, plus the grand staircase.

Master Bedroom

13'9" x 15'8" (4.19m x 4.78m)

Window to front elevation. cast iron fireplace. Ceiling light. Double radiator, door to:

En-suite Bathroom

Window to rear elevation. Designer vertical radiator. Double shower enclosure. Vanity with built in basin. WC. Storage cupboard.

Bedroom Two

13'7" x 15'1" (4.14m x 4.60m)

Box bay window to front elevation with views across to Stamford park. Feature fireplace. Radiator. Ceiling light.

Bedroom Three

10'0" x 9'8" (3.05m x 2.95m)

Another double bedroom with window to rear elevation. Ceiling light. Radiator.

Family Bathroom

13'5" x 6'6" (4.09m x 1.98m)

Window to rear elevation. Fitted with four piece suite comprising of freestanding bath, hand wash basin, WC and shower cubicle. Radiator. Ceiling light.

Second Floor Landing

Skylight to ceiling. Door to:

Bedroom Four

15'1" x 17'8" (4.60m x 5.38m)

A great sized double bedroom with two skylights plus window to front elevation. Feature cast iron fireplace. Ceiling light. Radiator.

Bedroom Five

18'11" x 11'3" (5.76m x 3.43m)

Window to front elevation. Feature fireplace. Double radiator, Ceiling light.

Bathroom

7'6" x 6'7" (2.29m x 2.00m)

Skylight to ceiling. Shower cubicle. Hand wash basin and WC. Radiator. Wall light.

Outside and Gardens

Fronted by a walled garden with mature planting and path leading up to the front door. To the rear there is a private enclosed walled garden, laid with patio, with small pond water feature. Step through the garden gate to the rear and you will find the off road parking and large car port, and beyond this is your hidden garden - a great sized mature garden with something for everyone - a lawn for kids to play on, a Greenhouse complete with fruit and vegetable patches, a large garage/shed at the bottom of the garden, plus various seating areas.

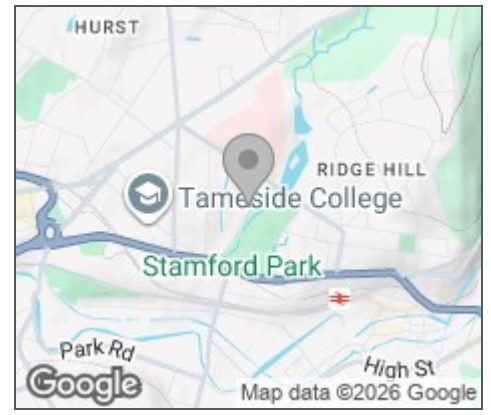
Additional Information

Tenure: Leasehold. 999 Years from build. Ground rent approximately £5 per annum.

EPC Rating: D

Council Tax Band: E





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	76	England & Wales
		65	EU Directive 2002/91/EC

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