



## Ashdowne Lawns, Stalybridge, SK15 3GE

### Offers over £470,000

**\*\*REDUCED\*\***

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:

### Bedroom 2

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

Double glazed window to rear, radiator.

### 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 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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