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# Woodbourne Old Road, Stalybridge, SK15 2RG

## Offers Over £650,000

Built in 1886, Woodbourne is a striking six bedroom Victorian semi detached home, set in an elevated position on Old Road in Stalybridge. Beautifully enhanced by the current owners, this is a home where original features and timeless character sit alongside some impressive contemporary additions, creating a rather special home for modern family living.

From the moment you approach, this is a home that impresses. Stone steps lead up to the entrance, whilst a driveway to the side provides off road parking.

Step through the front door into a beautiful entrance vestibule, which opens into a grand entrance hall. Black and white tiled flooring makes an immediate impression, whilst a sweeping staircase rises to the first floor, setting the tone for the period character that continues throughout.

The lounge sits to the front of the property and is everything you would hope to find in a Victorian home of this calibre. A large bay window, beautiful wooden flooring, high skirting boards and decorative coving all combine to create a room full of character. Also accessed from the hallway is a useful cloakroom leading through to the downstairs WC.

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Head up to the first floor and you will find three well proportioned bedrooms, together with a stunning four piece family bathroom. The freestanding bath is a real feature, creating a lovely space to unwind at the end of the day.

A further staircase leads to the second floor, where three additional bedrooms await, along with a contemporary shower room. With six bedrooms arranged over two floors, there is plenty of flexibility here for growing families, guests, working from home or simply having the luxury of space to use as you wish.

The lower ground floor is home to cellars offering additional storage and also potential for conversion to further living space in future should you require.

Then there's the location! Old Road is a fantastic address, offering that lovely balance of being close to everything Stalybridge has to offer while feeling just far enough removed from the hustle and bustle. The town centre is within comfortable walking distance, with its independent shops, cafés, bars and restaurants, along with the railway station providing excellent commuter links into Manchester and beyond. Cheetham Park, Priory Tennis Club and local gym facilities are also close by, with plenty of opportunities to enjoy the outdoors and keep active.

### GROUND FLOOR

#### Entrance Vestibule
4'0" x 6'11" (1.22m x 2.12m)
Tiled flooring. Ceiling light. Window to the side elevation. Door to:

#### Hallway
14'7" x 14'6" (4.45m x 4.43m)
Stairs leading to first floor. Access to Cellars. Door to Lounge. Door to Cloakroom and WC. Door to Kitchen. Column Radiator. Ceiling light.

#### Lounge
16'6" x 15'6" (5.02m x 4.72m)
Bay window to front. Feature fireplace. Ceiling light. Radiator.

#### Cloakroom
4'0" x 6'9" (1.21m x 2.06m)
Door to:

#### WC
4'11" x 3'10" (1.49m x 1.18m)
Fitted with a white two piece suite comprising WC and a compact vanity unit with inset wash hand basin. Column radiator. Ceiling light.

#### Open Plan Living/Dining/Kitchen
29'0" x 21'11" (8.85m x 6.68m)
Three windows to side, window to rear, fireplace, Large open plan family living area. Kitchen features coordinating range of shaker style cabinetry with complementing quotes worktops over. Full height integrated fridge. Full height integrated freezer. Bosch double oven with Bosch microwave oven over. Integrated wine cooler fridge. Under amount 1 1/2 bowl stainless steel sink with mixer tap. Kitchen island with breakfast bar and cabinetry under with insect five ring gas hob and ceiling extractor over. Two pendant lights. Engineered oak flooring throughout. Sitting area features large multi fuel stove. bi-fold door, door.

### FIRST FLOOR

#### Stairs and Landing
Window to side. Doors to all first floor rooms. Stairs to second floor.

#### Master Bedroom
14'3" x 14'1" (4.35m x 4.29m)
Two windows to front, Fitted carpets. Fitted wardrobes. Feature cast-iron fireplace. Two sash windows to front elevation. Column radiator. Ceiling light with feature ceiling grows, door to:

#### Bedroom Two
12'8" x 11'7" (3.85m x 3.52m)
Window to rear, Fitted carpet. Window to rear elevation with views overlooking rear garden. Column radiator. Ceiling light. door to:

#### Bedroom Five
10'1" x 8'8" (3.07m x 2.64m)
Window to front, door to:

## Bathroom
14'7" x 11'1" (4.45m x 3.38m)
Two windows to rear, column radiator, An impressive family bathroom fitted with four piece sweet comprising of freestanding bath with mixer tap and handheld shower attachment over, walk in the shower enclosure, WC, and vanity unit with his and hers insect sink over. Column radiator. Ceiling light. Two windows to rear elevation. Downlights to shower area. door to:

## SECOND FLOOR

## Second Floor Landing
9'6" x 8'8" (2.89m x 2.64m)
Doors to all second floor rooms

## Bedroom Three
17'4" x 13'4" (5.29m x 4.07m)
Window to side, two skylights, door to:

## Bedroom Four
14'8" x 13'4" (4.46m x 4.07m)
Window to side, skylight, door to:

## Bedroom Six
11'1" x 9'4" (3.39m x 2.85m)
Skylight, door to:

## Shower Room
7'3" x 10'1" (2.21m x 3.07m)
Skylight, A recently re-fitted shower room fitted with three-piece suite comprising of walk-in shower enclosure with mains fed shower over, WC, and vanity unit within inset black wash hand basin and mixer tap. Storage into eaves. Two Velox windows. Downlights to ceiling. Heated towel rail. door to:

## Storage
3'2" x 8'2" (0.97m x 2.48m)
Skylight.

## Eaves

## LOWER GROUND FLOOR

## Cellar
15'5" x 14'9" (4.69m x 4.50m)
Door to:

## Cellar
5'8" x 7'8" (1.73m x 2.34m)
Wall mounted Worcester combo (2 years old.)

## Cellar
9'5" x 7'8" (2.86m x 2.34m)
Stairs to Ground floor.

## Outside and Gardens
Stone steps leading up to front door. Herringbone paved driveway to side of property

## Additional Information
Tenure: Freehold
EPC Rating: TBC
Council Tax Band: F

















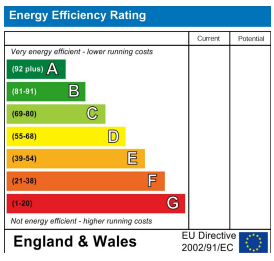


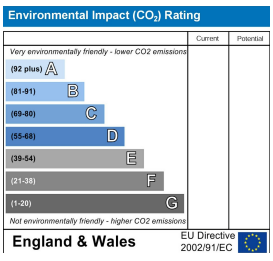


Total area: approx. 263.3 sq. metres (2834.3 sq. feet)

## 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.




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