



Ashdowne Lawns
Stalybridge, SK15 3GE

Offers over £460,000



There's no agent like home

Nestled in the sought-after Cypress Oaks estate in Stalybridge, this stunning four-bedroom detached family home offers a perfect blend of space, comfort, and convenience. Situated on a quiet cul-de-sac, it provides a peaceful setting ideal for a growing family while being within easy reach of excellent local schools, amenities, transport links, and picturesque open countryside.

Upon entering, you are welcomed into a bright and spacious hallway leading to a well-proportioned dining room, perfect for entertaining or family meals. The stylish lounge is a relaxing retreat, featuring French doors that open onto the beautifully maintained rear garden, filling the space with natural light. A modern and well-equipped kitchen/breakfast room boasts integrated appliances, generous storage, and a convenient breakfast bar, making it the heart of the home. A downstairs WC completes the ground floor.

Upstairs, the property offers four generously sized bedrooms, two of which benefit from private en-suite shower rooms. The remaining bedrooms share a contemporary family bathroom, ensuring ample space and convenience for the whole family.

Externally, the home boasts an attractive lawned front garden with a planted border and a block-paved driveway leading to the integral garage, providing ample off-road parking and storage. The enclosed rear garden is designed for both relaxation and outdoor entertaining, featuring a paved patio area, ideal for al fresco dining, with steps leading down to a well-maintained lawn surrounded by mature planted borders.

With its fantastic location, spacious layout, and well-presented interiors, this beautiful family home is an excellent opportunity for those looking to settle in a desirable and family-friendly area. ****Viewing Highly Recommended****



GROUND FLOOR

Hallway

Door to front, double glazed window to front, radiator, door leading to garage, stairs leading to first floor, doors leading to:

Dining Room 11'7" x 9'1" (3.53m x 2.78m)
Double glazed window to front, radiator.

WC
Two piece suite comprising wash hand basin and low-level WC, radiator, double glazed window to side.

Lounge 15'9" x 13'10" (4.79m x 4.22m)
Double glazed windows to rear, feature fireplace with inset living flame effect fire, radiator, double glazed French doors leading out to rear garden.

Kitchen/Diner 18'5" x 10'4" (5.61m x 3.16m)
Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, inset sink with mixer tap, integrated fridge/freezer, integrated dishwasher, integrated washing machine, built-in eye level double oven, built-in hob with extractor hood over, double glazed windows to rear, radiator, door leading out to rear garden.

FIRST FLOOR

Landing
Door to storage cupboard, doors leading to:

Bedroom 1 12'4" x 16'1" (3.77m x 4.89m)
Three double glazed windows to front, two radiators, doors to built-in wardrobes, door to storage cupboard, door leading to:

En-suite Shower Room
Three piece suite comprising shower area, wall mounted wash hand basin and low-level WC, tiled walls, double glazed window to front, heated towel rail.

Bedroom 2 13'6" x 8'0" (4.11m x 2.44m)
Double glazed window to rear, radiator, built-in wardrobe, door leading to:

En-suite
Three piece suite comprising wash hand basin, shower enclosure and low-level WC, part tiled walls, double glazed window to side, radiator.

Bedroom 3 10'6" x 7'0" (3.21m x 2.13m)
Double glazed window to rear, radiator.

Bedroom 4 10'6" x 8'9" (3.21m x 2.67m)
Double glazed window to rear, radiator.

Bathroom 8'6" x 5'6" (2.59m x 1.67m)
Three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to side, radiator.

OUTSIDE
Lawned garden to the front and block paved driveway leading to the integral garage. Enclosed garden to the rear with paved patio area and steps leading down to lawn with mature planted borders.

Garage 17'9" x 8'0" (5.41m x 2.44m)
Up and over door, door leading to hallway.

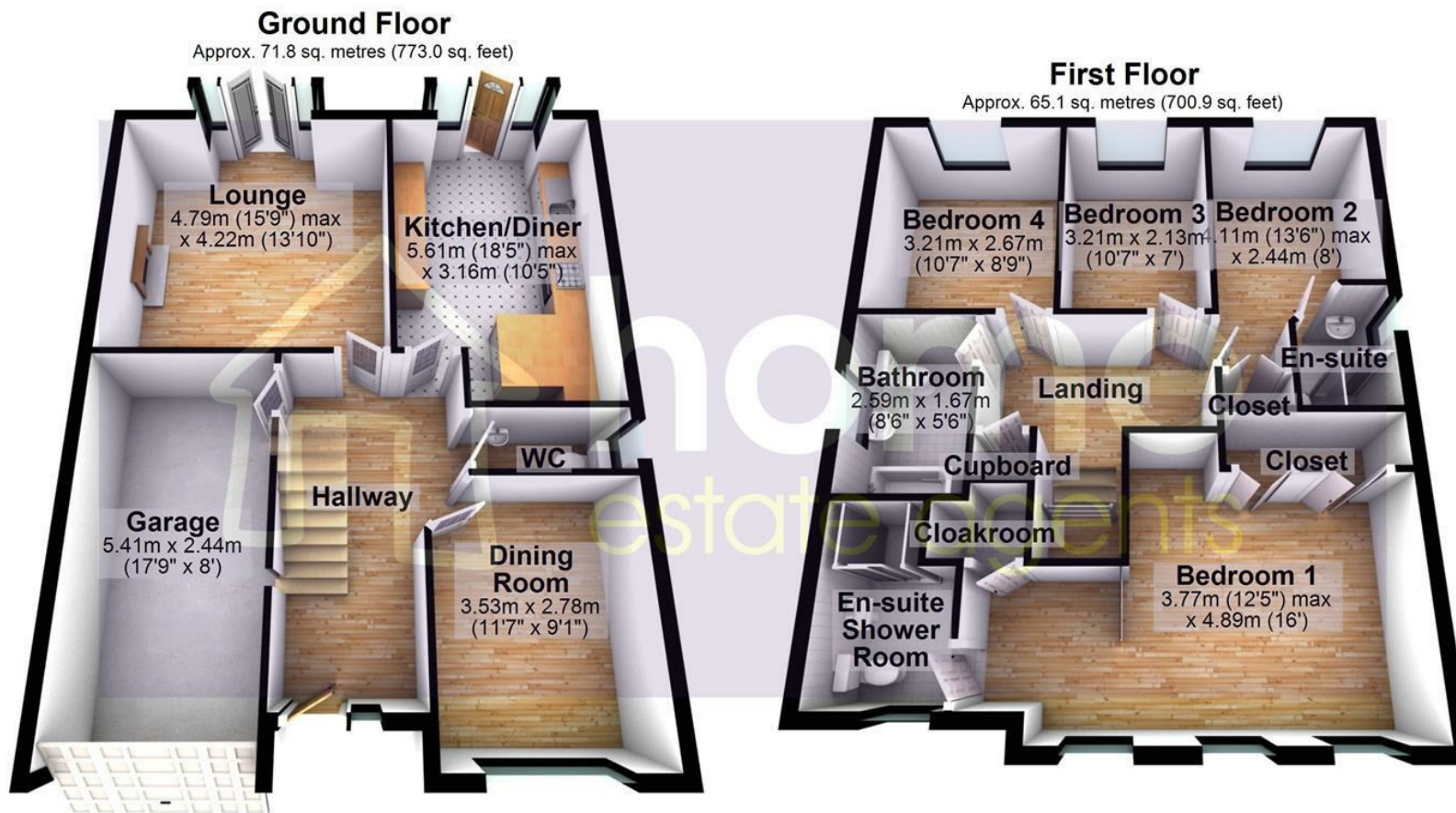
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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.

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Total area: approx. 136.9 sq. metres (1473.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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