



## Astley Road, Stalybridge, SK15 1NJ

### Offers in the region of £625,000

An impressive and distinctive 1930s residence, extended to provide spacious and versatile accommodation ideal for modern family living, all set within a generous plot. Occupying a prime position in one of Stalybridge's most desirable locations, the property enjoys open views over Stamford Park and is within easy reach of local amenities, including well-regarded schools such as West Hill, along with excellent transport links via the nearby town centre.

Blending period character with contemporary enhancements, the home offers well-balanced and thoughtfully arranged accommodation throughout. The ground floor comprises a welcoming entrance hall leading to a spacious inner hallway, a convenient downstairs WC, a comfortable lounge with feature fireplace, and a second large reception room suitable for use as a living or dining space. The modern fitted kitchen is equipped with integrated appliances, complemented by a central island with breakfast bar, and bi-fold doors opening onto the rear garden, creating a bright and sociable space. To the first floor, a generous landing with an attractive stained glass window leads to five well-proportioned bedrooms. The main bedroom benefits from a private shower room, while the second bedroom features its own en-suite. A stylishly re-fitted family bathroom serves the remaining bedrooms.

Externally, the property stands within substantial grounds, offering ample off-road parking for multiple vehicles and an integral single garage. The enclosed rear garden features an Indian stone patio, a lawned area, and mature planted borders, providing a high degree of privacy and an ideal setting for outdoor entertaining and family use.

This is a superb opportunity to acquire a long-term family home that offers both space and flexibility, perfectly suited to growing families. With its generous layout, desirable location and blend of character and modern living, it provides everything needed for comfortable day-to-day life.



## GROUND FLOOR

### Entrance Hall

Door to front, built-in storage cupboard, door leading to:

### Hall

Stairs leading to first floor, radiator, doors leading to:

### WC

Two piece suite comprising, vanity wash hand basin and low-level WC, tiled walls, tiled floor, underfloor heating, under stairs storage, double glazed window to rear.

### Lounge

14'6" x 12'6" (4.42m x 3.81m)

Double glazed bay window to front, feature fireplace with inset open fire, two radiators.

### Living Room

32'2" x 13'9" (9.80m x 4.19m)

Double glazed window to rear, double glazed window to front, two radiators.

### Kitchen

24'1" x 23'3" (7.34m x 7.09m)

Fitted with a matching range of base units with granite worktop space over, inset sink with mixer tap, tiled splashbacks, integrated dishwasher, integrated freezer, plumbing for washing machine, space for tumble dryer, two built-in eye level oven, built-in gas hob with extractor hood over, built-in microwave, tiled floor, two radiators, two double glazed window to side, double glazed window to rear, door leading to integral garage, bi-fold door opening to rear garden.

## FIRST FLOOR

### Landing

Feature stained glass window to rear, access to loft, doors leading to:

### Bedroom 1

14'5" x 12'6" (4.39m x 3.80m)

Double glazed bay window to front, radiator, fitted wardrobes and over head storage, door leading to:

### En-suite

Two piece suite comprising, vanity wash hand basin and shower area, tiled walls, double glazed window to side, heated towel rail.

### Bedroom 2

14'6" x 11'2" (4.42m x 3.41m)

Double glazed window to rear, radiator, door leading to:

### En-suite

Three piece suite comprising, vanity wash hand basin, shower area and low-level WC, heated towel rail.

### Bedroom 3

9'10" x 12'6" (2.99m x 3.80m)

Double glazed window to rear, radiator.

### Bedroom 4

6'1" x 11'2" (1.85m x 3.41m)

Double glazed window to front, radiator.

### Bedroom 5

8'9" x 7'3" (2.66m x 2.21m)

Double glazed window to front, radiator.

### Bathroom

Three piece suite comprising, bath with shower over, including hand shower attachment, vanity wash hand basin and low-level WC, tiled walls, tiled floor, double glazed window to side, heated towel rail.

### OUTSIDE

Lawned garden to the front with mature planted borders and spacious paved driveway providing ample off road parking leading to the integral garage. Enclosed garden to the rear with Indian stone paved patio area and lawn with mature planted borders.

### Garage

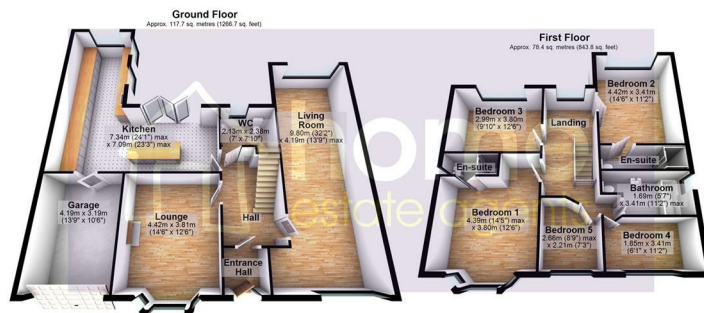
Up and over door to the front, access door to the rear, power and lighting.

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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. 196.1 sq. metres (2110.5 sq. feet)

