



793 STOCKPORT ROAD, LEVENSHULME MANCHESTER M19 3DL

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## The Gables

Stamford Street, Ashton-under-Lyne, OL6 6QL

### Guide Price £475,000

A substantial and distinctive detached period property occupying a prominent position within Ashton-under-Lyne. The Gables offers generous accommodation over multiple floors together with a wealth of character and versatile internal space. The property presents an excellent opportunity for residential conversion, hospitality use, leisure purposes, or continued mixed-use occupation, subject to any necessary consents.

#### Key Features

- Landmark detached period building
- Accommodation arranged over **three floors**
- Large reception and entertainment spaces
- Character architecture with traditional detailing
- Enclosed Rear Patio
- A Road Frontage
- Prominent corner position
- Investment and redevelopment potential
- Excellent access to local amenities and transport links

# Accommodation & Floor Plans

## Ground Floor

Main Hall / Lounge Area – approx. 11.25m x 8.46m

Front Room – approx. 4.90m x 3.19m

Rear Function Area – approx. 8.24m x 6.95m

Additional Side Rooms – approx. 3.93m depth

## First Floor

Room 1 – 4.72m x 3.59m (16.52 m<sup>2</sup>)

Room 2 – 3.08m x 3.57m (11.01 m<sup>2</sup>)

Room 3 – 3.62m x 3.67m (13.29 m<sup>2</sup>)

Room 4 – 4.11m x 4.70m (19.36 m<sup>2</sup>)

Room 5 – 2.80m x 2.00m (5.57 m<sup>2</sup>)

## Second Floor

Room 6 – 5.76m x 3.59m (20.76 m<sup>2</sup>)

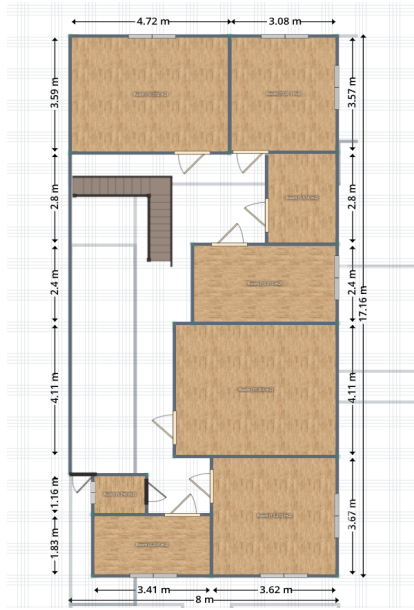
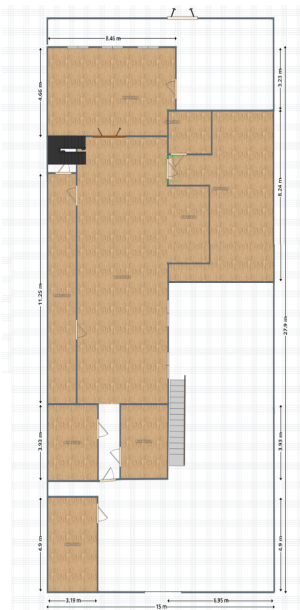
Room 7 – 3.89m x 5.70m (22.17 m<sup>2</sup>)

Room 8 – 4.70m x 5.33m (25.06 m<sup>2</sup>)

Room 9 – 1.98m x 2.54m (5.03 m<sup>2</sup>)

Additional **Basement** - 4.47m x 5.83 (26.06 m<sup>2</sup>)

Property Total Area - 483 sq m = 5198.97 sq ft



Energy Performance Rating: D



Council Tax Band: A

## External Views & Historic Interior Images

The following interior photographs represent previous use and historic presentation of the property and are included for illustrative purposes only.



*Rear & Side Elevation*



*Historic Interior Image*



*Front Elevation*



*Historic Leisure Room Image*

**Estate 2000**

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