



Cumberland Grove, Ashton-Under-Lyne, OL7 9BS

Offers over £250,000

This stunning and thoughtfully extended three-bedroom semi-detached property offers a perfect blend of style, comfort, and practicality. Situated in a sought-after residential area of Ashton-Under-Lyne, this home enjoys a convenient location with the town centre nearby, providing easy access to a wide range of amenities, shops, cafes, and restaurants. Excellent transport links, including the train station and major road networks, make commuting effortless, while the property is also within the catchment for well-regarded schools, making it an ideal choice for families. For those who love the outdoors, the picturesque Daisy Nook Country Park is just a short drive away, offering scenic walks and green open spaces.

The accommodation begins with a spacious porch and welcoming hallway, leading into a bright and generously sized open-plan living area, creating a sociable space perfect for family life. The living area flows seamlessly into the modern, well-appointed kitchen, designed for both style and functionality. French doors open into a light-filled conservatory, adding versatility and providing a tranquil space to relax or entertain all year round.

To the first floor, there are two well-proportioned bedrooms alongside a contemporary family bathroom. The second floor is home to a loft room/third bedroom, which could also be used as a home office, playroom, or guest room, offering flexibility to suit a range of lifestyles.

Externally, the property boasts a gated paved driveway providing off-road parking, complemented by a neat lawned garden with a hedge border to the front. The rear garden is fully enclosed, creating a private retreat with a paved patio area ideal for outdoor dining, and an artificial lawn for easy maintenance, ensuring it can be enjoyed throughout the seasons.

This beautiful home is ready to move straight into, making it a must-see for anyone seeking their next family home.



GROUND FLOOR

Porch

7'10" x 7'10" (2.40m x 2.38m)

Door to side, double glazed windows to front and side, door leading to:

Hall

Stairs leading to first floor, door leading to:

Open Plan Living

20'2" x 18'7" (6.14m x 5.66m)

Double glazed window to front, double glazed window to side, two radiators, door to storage cupboard, double glazed French doors leading to conservatory, open plan to:

Kitchen

10'10" x 6'0" (3.30m x 1.83m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, tiled splashbacks, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, space for tumble dryer, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to side, double glazed window to rear.

Conservatory

10'10" x 12'4" (3.30m x 3.76m)

Double glazed windows to sides, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to front, stairs leading to second floor, doors leading to:

Bedroom 1

11'0" x 12'4" (3.36m x 3.76m)

Double glazed window to front, radiator, fitted wardrobes, under stairs storage area.

Bedroom 2

8'11" x 10'3" (2.73m x 3.13m)

Double glazed window to rear, double glazed window to side, radiator.

Bathroom

5'5" x 8'0" (1.65m x 2.43m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, tiled walls, two double glazed windows to rear, radiator.

SECOND FLOOR

Loft Room/Bedroom 3

9'3" x 18'7" (2.82m x 5.66m)

Double glazed window to side, double glazed velux window to rear, double glazed window to rear, fitted wardrobes and drawers, doors to eaves storage.

OUTSIDE

Gated paved driveway to the front with small lawned garden area. Enclosed garden to the rear with paved patio and artificial lawn area. CCTV fitted to the front and back of the property.

DISCLAIMER

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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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