



## Broad Oak Lane, Ashton-Under-Lyne, OL6 9FN

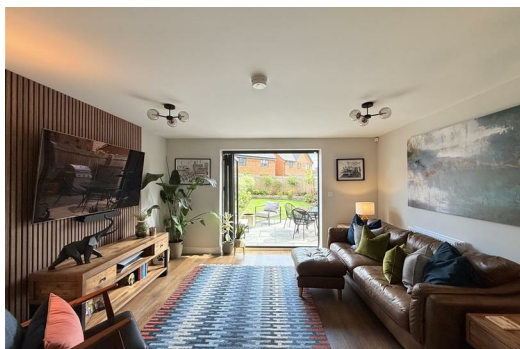
**Price £325,000**

Beautifully upgraded and move-in ready, this three-bedroom semi-detached home offers modern living across three spacious floors. Situated on the sought-after Heartsmead development in Ashton, it combines high-spec finishes with a family-friendly location close to schools, amenities and countryside walks.

On the ground floor, a contemporary kitchen/diner with Silestone worktops flows into a light-filled lounge, where bi-fold doors open directly onto the landscaped rear garden — perfect for entertaining and relaxed indoor-outdoor living. A guest WC and Amtico flooring throughout complete the space. The first floor offers two well-proportioned bedrooms and a sleek family bathroom, while the entire top floor is dedicated to the master suite, featuring bespoke fitted wardrobes, built-in storage and a private en-suite shower room.

Externally, the property benefits from a double driveway with EV charging point, side access, and a landscaped rear garden designed with entertaining in mind, including a bespoke Indian stone patio, lawn and raised planting.

With over £22,000 of optional extras included — from fitted wardrobes to upgraded bathrooms — this home stands out as one of the best-finished properties on the development. Viewing is highly recommended.





## GROUND FLOOR

### Hall

Door to front, stairs leading to first floor, door leading to:

### Kitchen/Dining Room

17'2" x 10'6" (5.24m x 3.21m)

Fitted with a matching range of base and eye level units with Silestone worktop space over, inset sink and drainer with mixer tap, integrated washing machine, integrated fridge/freezer, integrated dishwasher, built-in oven, built-in hob with extractor hood over, downlights over kitchen area and strip lighting installed, double glazed window to front, radiator, bespoke built-in under stairs storage, doors leading to:

### Cloakroom

Two piece suite comprising, pedestal wash hand basin and low-level WC, heated towel rail.

### Lounge

11'6" x 13'11" (3.51m x 4.24m)

Radiator, bi-fold door leading out to rear garden.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Bedroom 2

11'5" x 14'0" (3.49m x 4.27m)

Double glazed window to rear, radiator, built-in mirrored sliding wardrobes.

### Bedroom 3

10'8" x 7'2" (3.25m x 2.18m)

Double glazed window to front, radiator, downlights installed.

### Bathroom

6'2" x 7'3" (1.88m x 2.22m)

Three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, bespoke fitted mirror, upgraded sanitaryware.

### Stairs

Double glazed window to front, stairs leading up to second floor,

## SECOND FLOOR

### Bedroom 1

21'5" x 14'0" (6.53m x 4.27m)

Double glazed window to front, double glazed velux window to rear, two radiators, bespoke designed built-in wardrobes and drawers, door leading to:

### En-suite Shower Room

Three piece suite comprising pedestal wash hand basin, tiled shower enclosure with rainfall shower, and low-level WC, half-height tiled walls, double glazed velux window to rear, upgraded sanitaryware.

## OUTSIDE

Two-car driveway at the front with EV popint, providing ample off-street parking. Side access leads to a meticulously maintained, landscaped rear garden, with bespoke Indian stone patio/BBQ area which extends to a lush, green lawn bordered on both sides by carefully planted flower beds and raised palnter to the rear.

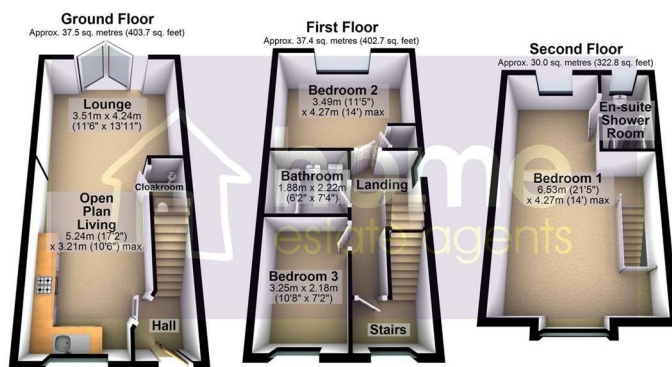
Fully wired CCTV system.

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Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

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. 104.9 sq. metres (1129.1 sq. feet)

