Grove Street
Ashton-Under-Lyne, OL7 9JU

Offers over £565,000

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An exceptional and truly unique extended five double bedroom semi-detached property, occupying a generous plot within a highly sought-after location. Offering an impressive amount of versatile living accommodation together with substantial outdoor space, this outstanding home is ideally suited to growing families seeking both space and flexibility. The property is conveniently positioned close to a wide range of local amenities, well-regarded schools and excellent transport links, while Daisy Nook Country Park is also within easy reach, providing fantastic opportunities to enjoy the surrounding countryside and outdoor pursuits.

The property is entered via an entrance vestibule which leads into a spacious dual aspect lounge, providing a bright and welcoming main reception space. To the rear is a generous kitchen/diner, ideal for family dining and entertaining, while a separate family room features patio doors opening directly onto the rear garden, creating a fantastic connection between the indoor and outdoor living spaces. A useful utility room with WC completes the ground floor accommodation.

A particularly distinctive feature of this home is the clever arrangement of the bedrooms, which are divided across two separate staircases. The first staircase leads to three well-proportioned double bedrooms together with a modern shower room. The second staircase provides access to two further double bedrooms, served by a Jack and Jill bathroom, offering an ideal arrangement for larger families, teenagers or guests.

Externally, the property continues to impress, with a large gated driveway providing more than ample off-road parking and leading to a substantial garage. To the rear is an enclosed, good-sized garden offering excellent space for both families and entertaining, with a generous lawned area complemented by a large decked section, perfect for outdoor seating and summer gatherings.

A truly exceptional family home offering space, versatility and outdoor living.

GROUND FLOOR

Entrance Vestibule
Door to front, door leading to:

Lounge 11'3" x 11'7" (3.44m x 3.53m)
Double glazed windows to front and side, radiator, open plan to:

Hall
Door leading to:

Kitchen/Diner 14'7" x 13'3" (4.45m x 4.03m)
Fitted with a matching range of base and eye-level units with worktop space over, inset sink and drainer with mixer tap, space for cooker, space for fridge/freezer, Double glazed indow to front, radiator, door to pantry, door leading to:

Inner Hallway 2'10" x 3'4" (0.86m x 1.02m)
Two sets of stairs leading to first floor, door leading to:

Family Room 8'4" x 13'4" (2.54m x 4.06m)
Radiator, double glazed sliding patio door opening to rear garden, door leading to:

Utility/WC 9'4" x 4'4" (2.84m x 1.31m)
Plumbing for washing machine, space for tumble dryer, double glazed window to side, radiator.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1 12'2" x 12'6" (3.71m x 3.80m)
Double glazed window to front, radiator.

Bedroom 3 12'0" x 11'7" (3.66m x 3.53m)
Double glazed window to front, radiator.

Bedroom 5 8'4" x 13'8" (2.54m x 4.17m)
Double glazed window to rear, radiator.

Shower Room 8'3" x 4'8" (2.51m x 1.42m)
Three piece suite comprising, shower area, vanity wash hand basin and low-level WC, tiled walls, double glazed window to front, heated towel rail.

Landing
Double glazed window to rear, doors leading to:

Bedroom 2 13'10" x 14'0" (4.21m x 4.27m)
Two double glazed windows to front, radiator, door to storage cupboard, door leading to:

Jack and Jill Bathroom 8'1" x 5'2" (2.46m x 1.57m)
Three piece suite comprising, bath with shower attachment over, wash hand basin and low-level WC, tiled walls, double glazed window to side, door leading to:

Bedroom 4 9'6" x 11'3" (2.90m x 3.42m)
Double glazed window to rear, radiator.

OUTSIDE

Large gated driveway to the front providing ample off rad parking leading to the spacious garage. Enclosed good sized garden to the rear mainly laid to lawn with large decked area.

Garage 24'1" x 17'4" (7.34m x 5.28m)
Up and over door to the front, power & lighting.

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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Ground Floor

First Floor

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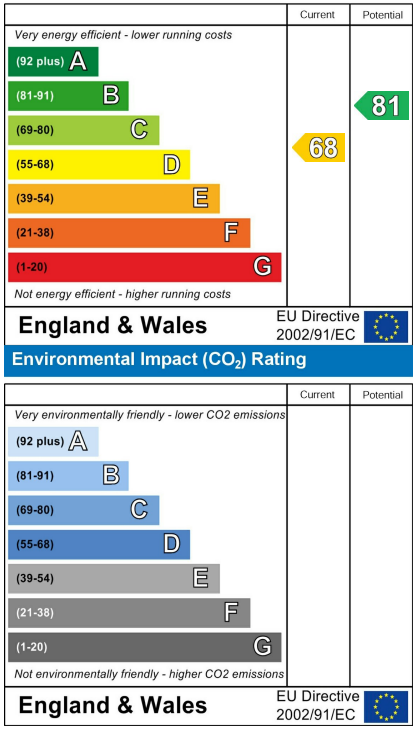
Energy Efficiency Rating