



The Churches, Ashton-Under-Lyne, OL6 6TJ

Offers over £540,000

Nestled in the desirable area of Ashton-Under-Lyne, this stunning Georgian style detached house offers a perfect blend of modern living and convenience. Built in 2012, the property boasts an impressive layout with three spacious reception rooms, providing ample space for both relaxation and entertaining guests.

With five well-appointed bedrooms, this home is ideal for families or those seeking extra space. The three bathrooms ensure that morning routines are a breeze, catering to the needs of a busy household. The ground floor is particularly noteworthy, designed for seamless entertaining with a full 360-degree walk around the property, allowing for easy flow between rooms and outdoor spaces.

The enclosed private garden is a true highlight, featuring a delightful mixture of patio areas, landscaped sections, and a lush lawn, perfect for enjoying sunny days or hosting gatherings.

Parking is a significant advantage here, with space for up to six vehicles, making it convenient for families or those who enjoy hosting visitors. The location is superb, with local amenities, a train station, tram links, and easy access to the motorway all within close proximity, ensuring that commuting and daily errands are effortlessly manageable.

This property is a rare find, combining modern comforts with an enviable location, making it an excellent choice for anyone looking to settle in a vibrant community. Don't miss the opportunity to make this exceptional house your new home. The property is 1 of 4 houses on a private gated development



GROUND FLOOR

Entrance Hall and Hallway

6'1" x 6'6" (1.87m x 2.00m)

The entrance hall welcomes you leading into the main hallway which is decorated in warm tones and features a staircase with white balustrades. The hallway provides access to the whole ground floor. making it a 360 walk around. The Entrance hallway has a light wooden floor that complements the neutral walls.

Lounge

20'0" x 12'6" (6.10m x 3.81m)

Window to front, sliding glass door leading into the orangery

Kitchen/Breakfast Room

17'0" x 12'0" (5.18m x 3.66m)

Window to rear, window to side, A range of high & low full gloss units with matching roll top work surfaces, integrated Bosch dishwasher & double oven. Integrated 4 ring ceramic hob with canopy style extractor. Breakfast bar island with lots of storage and recycling unit. Glass sliding door leading into Orangery

Utility Room

4'5" x 6'6" (1.33m x 1.98m)

The utility room is a compact and functional space adjoining the kitchen, designed for laundry and additional storage needs.

WC

4'3" x 5'1" (1.30m x 1.55m)

Window to side. Wall mounted WC with hand was basin and storage units

Music Room

8'10" x 13'0" (2.70m x 3.96m)

Window to front, window to side,

Orangery

10 x 19 (3.05m x 5.79m)

Fully double glazed. Outdoor living indoor feel. There are 2 sliding doors which open up both sides of the orangery.

FIRST FLOOR

Landing

Long landing leading in both right & left direction. 7 doors

Master Bedroom

14'11" x 12'0" (4.55m x 3.66m)

Two windows to side. Includes built in large wardrobe

En-suite Shower Room

3'10" x 6'9" (1.18m x 2.05m)

Window to rear, Double walk in shower with pressure shower over head. Wall mounted pedestal hand wash basin with mixer taps. Low level WC

Bedroom 2

10'6" x 13'0" (3.21m x 3.97m)

Window to rear, Built in wardrobe

Family Bathroom

6 x 7 (1.83m x 2.13m)

Window to side, Fully tiled Bathroom from floor to ceiling. Chrome ladder radiator. Bath with mains pressure shower. low level WC and hand wash basin

Bedroom 3

9'11" x 10'5" (3.02m x 3.18m)

Window to front,

Bedroom 4

6'9" x 11'1" (2.06m x 3.38m)

Window to front,

Bedroom 5

6'9" x 9'6" (2.06m x 2.90m)

Window to front,

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Rear Garden

The rear garden offers a generous outdoor space with a stone paved patio area for seating and dining, surrounded by a well-maintained lawn and mature hedges and trees for privacy. There is also a 200 Sq Ft Summer House and raised beds with a vegetable patch, making this an ideal garden for both relaxation and gardening.

Front Exterior

The front exterior of the property features a paved driveway with parking space for several vehicles, a detached garage, and a well-kept lawn with mature planting, framed by a secure gated entrance.



Total area: approx. 164.1 sq. metres (1765.9 sq. feet)

