home estate agents

There's no agent like home



Northwood Avenue, Ashton Under Lyne, OL6 6TB

Offers over £615,000

An exclusive collection of just three substantial four-bedroom detached family homes, positioned on a private road just off the highly sought-after Currier Lane area of Ashton-under-Lyne. Offering approximately 150m2 (1,615 sq ft) of thoughtfully designed accommodation, each home combines generous living space, a premium specification and advanced energy-efficient technology.

Key features include:

- Four generously proportioned bedrooms
- Spacious open-plan kitchen, dining and family living area
- High-specification kitchen worth approximately £30,000
- Quartz worktops and instant boiling-water tap with filtered water
- Integral garage with Hörmann electric garage door
- Air-source heat pump with individually zoned underfloor heating
- Solar PV technology and EV charging provision
- Designed to achieve an anticipated EPC A rating*
- Private landscaped garden
- Driveway with off-road parking





GROUND FLOOR

Entrance Hall
Double glazed window to front, stairs, door to:

Lounge
15'11" x 14'9" (4.85m x 4.50m)
Double glazed window to front, two double glazed windows to side.

Kitchen/Diner
14'2" x 21'7" (4.33m x 6.57m)
Double glazed window to rear, three skylights, bi-fold door.

Utility
6'9" x 7'1" (2.06m x 2.17m)
Double glazed window to rear, open plan, door to:

WC
6'9" x 3'0" (2.06m x 0.92m)
Window to side.

FIRST FLOOR

Landing
Double glazed window to front.

Bedroom 1
11'2" x 14'9" (3.40m x 4.50m)
Double glazed window to front.

En-suite
3'6" x 11'7" (1.07m x 3.53m)
Double glazed window to side.

Bedroom 2
9'6" x 14'9" (2.89m x 4.50m)
Double glazed window to rear.

Bedroom 3
12'7" x 10'5" (3.84m x 3.18m)
Double glazed window to rear.

Bedroom 4
7'7" x 10'4" (2.31m x 3.15m)
Double glazed window to front.

Bathroom
5'4" x 9'8" (1.63m x 2.95m)
Double glazed window to rear.

Garage
19'1" x 10'5" (5.82m x 3.18m)
Up and over door.

DISCLAIMER
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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