

Lynwood Close
Ashton-Under-Lyne, OL7 9SS

Offers over £375,000

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Situated within a popular residential cul-de-sac in Ashton-under-Lyne, this spacious and well-presented four-bedroom semi-detached home offers generous and versatile accommodation throughout, making it an excellent choice for growing families seeking a home with plenty of space to relax, entertain and enjoy family life. The property is conveniently located for a wide range of local amenities, shops and well-regarded schools, alongside excellent transport links, including nearby bus routes, train stations and easy access to the M60 motorway network, providing convenient connections to Manchester and surrounding areas. For those who enjoy the outdoors, Daisy Nook Country Park is just a short distance away, offering scenic walks and open green spaces to explore.

The accommodation begins with an entrance hall leading through to the lounge, providing a comfortable setting for relaxing. The kitchen/diner offers a practical and sociable space for family meals and entertaining, while the additional playroom opens into a further sitting room and orangery, creating an impressive and flexible arrangement of reception space. This versatile layout lends itself perfectly to modern family living.

To the first floor are four well-proportioned bedrooms, providing ample space for family members, guests or those requiring a home office. The principal bedroom benefits from its own en-suite facilities, while the remaining bedrooms are served by a family bathroom.

Externally, the property benefits from a driveway to the front providing valuable off-road parking, alongside a lawned garden area complemented by mature planted shrubs. To the rear is a good-sized enclosed garden, offering a pleasant outdoor space for families to enjoy, with paved patio areas ideal for outdoor dining, together with a lawned section providing additional space for children to play.

Combining generous living accommodation and multiple reception areas this appealing family home is a must see.







GROUND FLOOR

Hall 13'9" x 3'9" (4.20m x 1.14m)
Door to front, stairs leading to first floor, doors leading to:

Lounge 13'9" x 11'8" (4.20m x 3.55m)
Double glazed window to front, radiator, open plan to sitting room.

Kitchen/Diner 23'4" x 9'7" (7.11m x 2.92m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated dishwasher and washing machine, space for fridge/freezer and range style cooker, built-in microwave, double glazed window to front, double glazed window to rear, radiator, door leading out to rear, door leading to:

Play Room 9'3" x 7'3" (2.81m x 2.21m)
Double glazed window to rear, open plan to:

Sitting Room 8'11" x 7'3" (2.72m x 2.21m)
Radiator, open plan to:

Orangery 8'9" x 13'2" (2.66m x 4.02m)
Double glazed window to rear, radiator, glazed roof lantern, bi-fold door opening to rear garden.

FIRST FLOOR

Landing
Radiator, access to partially boarded loft via pull down ladder, doors leading to:

Bedroom 1 17'11" x 9'9" (5.46m x 2.97m)
Double glazed window to front, radiator, door leading to:

En-suite 5'5" x 9'7" (1.65m x 2.92m)
Three piece suite comprising, vanity wash hand basin, shower enclosure and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

Bedroom 2 12'11" x 8'4" (3.94m x 2.54m)
Double glazed window to front, radiator.

Bedroom 3 10'1" x 8'4" (3.08m x 2.54m)
Double glazed window to rear, radiator.

Bedroom 4 9'3" x 6'2" (2.83m x 1.87m)
Double glazed window to front, radiator.

Bathroom 5'5" x 6'0" (1.65m x 1.83m)
Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE
Driveway to the front of the property and lawned garden area with mature planted shrubs. Enclosed good sized garden to the rear with paved patio areas and lawned section.

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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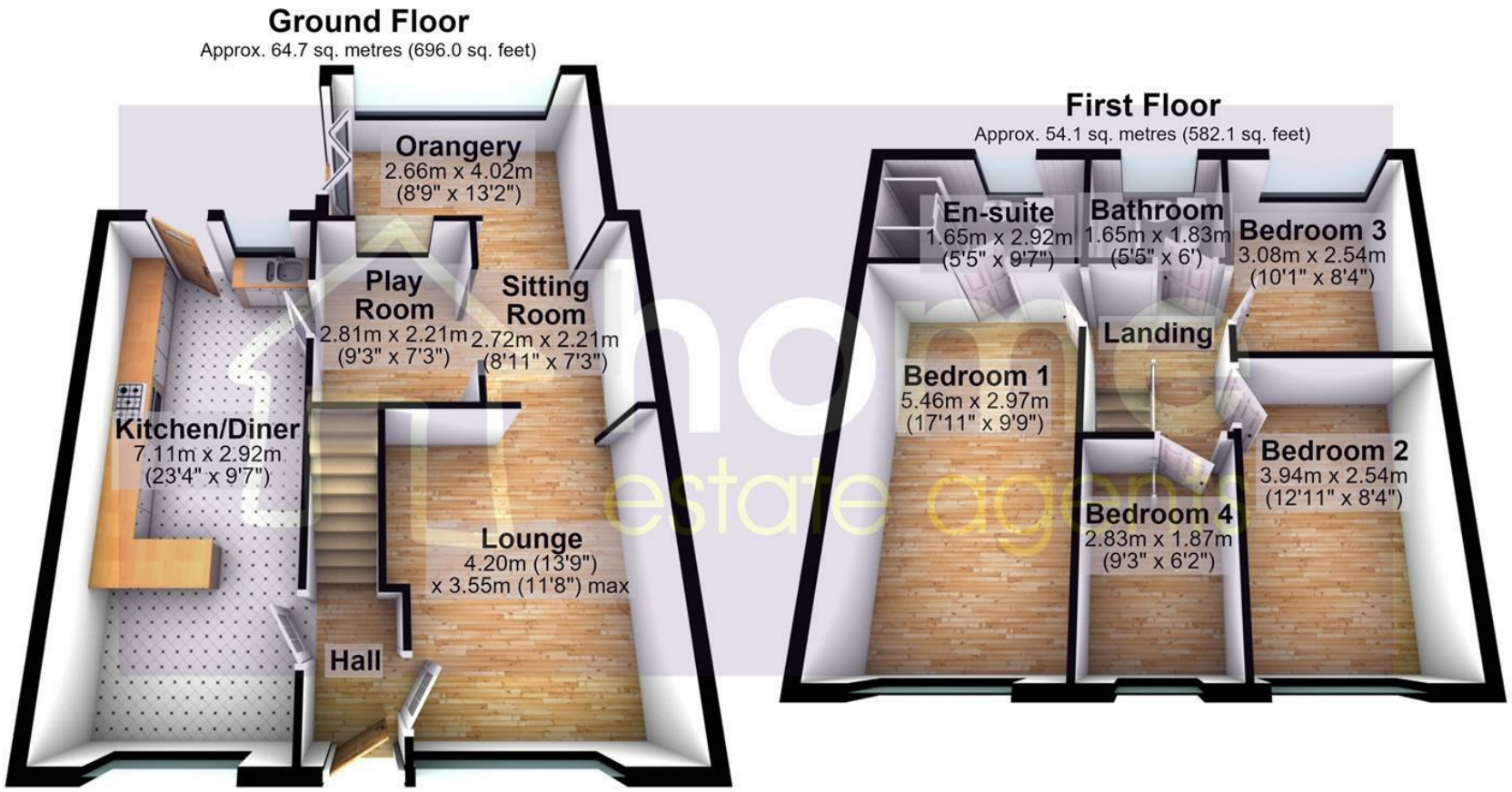

Total area: approx. 118.7 sq. metres (1278.1 sq. feet)

