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Gambrel Grove, Ashton-Under-Lyne, OL6 8TL

Offers in the region of £265,000

Occupying a pleasant position within a popular residential cul-de-sac in Ashton-under-Lyne, this spacious three-bedroom semi-detached home offers well proportioned family accommodation. The property is offered for sale with **no vendor chain** and enjoys a convenient setting close to a wide range of local amenities, well-regarded schools and excellent transport links, including nearby Metrolink services. The beautiful open spaces of Daisy Nook Country Park are also within easy reach.

The property opens into a welcoming entrance hall, leading through to a comfortable and well-proportioned lounge. To the rear, the dining room is open plan to a conservatory, creating a versatile and sociable space with a direct outlook over the rear garden. The kitchen is also positioned on the ground floor, completing the well-planned living accommodation.

To the first floor are three good sized bedrooms, complemented by a family bathroom featuring both a bath and separate shower, together with a separate WC.

Externally, the property is approached via a lawned front garden and a double driveway providing excellent off-road parking and leading directly to the garage. To the rear is a particularly good-sized garden, laid mainly to lawn with a paved pathway, offering an attractive and versatile outdoor space for children, entertaining and relaxing during the warmer months.

Combining generous proportions, a desirable cul-de-sac position, excellent outdoor space and convenient access to both amenities and countryside, this is a superb opportunity to acquire a spacious family home in a well-established Ashton-under-Lyne location, with the added benefit of no onward vendor chain.

GROUND FLOOR

Hallway
11'9" x 8'0" (3.59m x 2.43m)
Door to front, double glazed window to front, radiator, stairs leading to first floor, doors leading to:

Lounge
14'1" x 11'2" (4.28m x 3.41m)
Double glazed box window to front, feature fireplace with inset fire, radiator.

Kitchen
13'8" x 12'2" (4.17m x 3.72m)
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 fridge/freezer, dishwasher and washing machine, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door leading out to side.

Dining Room
13'8" x 11'2" (4.17m x 3.41m)
Radiator, open plan to:

Conservatory
7'4" x 10'6" (2.23m x 3.19m)
Double glazed windows to sides, double glazed French doors opening to rear garden.

FIRST FLOOR

Landing
6'5" x 4'8" (1.95m x 1.41m)
Doors leading to:

Bedroom 1
13'11" x 11'2" (4.24m x 3.41m)
Double glazed box window to front, radiator, fitted wardrobes.

Bedroom 2
11'9" x 10'2" (3.57m x 3.10m)
Double glazed window to rear, radiator.

Bedroom 3
7'10" x 6'5" (2.39m x 1.95m)
Double glazed window to front, radiator.

Bathroom
6'4" x 7'5" (1.94m x 2.27m)
Three piece suite comprising, bath, pedestal wash hand basin and shower enclosure, tiled walls, double glazed window to rear.

WC
Low-level WC, half tiled walls, double glazed window to side.

OUTSIDE
Lawned garden area to the front with driveway leading to the garage. Enclosed good sized garden to the rear with paved patio and lawned area.

DISCLAIMER

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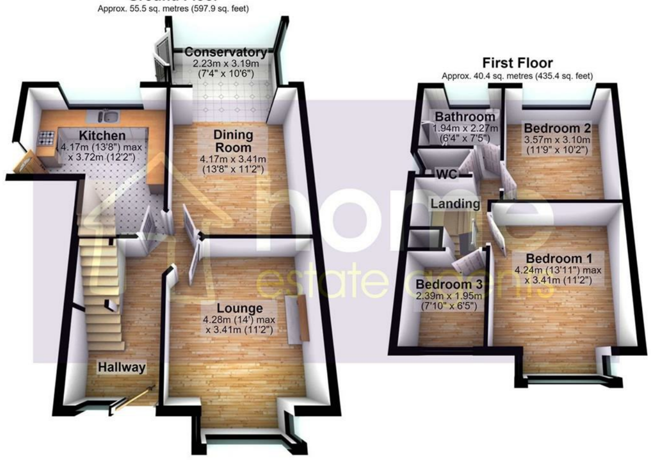

Total area: approx. 96.0 sq. metres (1033.3 sq. feet)