There's no agent like home

Hurst Bank Road, Ashton-Under-Lyne, OL6 9RY

Offers over £310,000

An impressively sized and exceptionally well presented three-bedroom extended semi-detached family home, occupying a generous corner plot within a highly regarded and widely sought-after residential area of Ashton-under-Lyne. The property is ideally positioned for easy access to a wide range of local amenities, well-regarded schools, excellent transport links, and key facilities including Tameside Hospital and Tameside College, making it particularly well suited to family living.

The accommodation is thoughtfully arranged and well proportioned throughout, beginning with a welcoming entrance porch and hallway which set the tone for the remainder of the home. There is a defined dining area ideal for family meals and entertaining, together with a comfortable lounge providing a relaxing living space. To the rear, the bright and spacious kitchen/diner forms the heart of the home and features a log-burning stove, Velux windows allowing for an abundance of natural light, and French doors opening directly onto the rear, creating a seamless connection between indoor and outdoor living.
To the first floor, the property offers three well-presented bedrooms, two of which are generous doubles, providing flexible accommodation suitable for families, home working, or guest use. The first floor is further complemented by a shower room and a separate WC, adding practicality and convenience.

Externally, the property benefits from a block-paved driveway to the front providing off-road parking, along with well-maintained lawned gardens to both the front and side, enhancing the attractive corner plot position and offering pleasant outdoor space. Overall, this is a superb family home that combines generous accommodation, quality presentation, and an excellent location, and early viewing is strongly recommended to fully appreciate all that is on offer.

GROUND FLOOR

Porch
Windows to front and sides, double doors to front, door leading to:

Hallway
Radiator, stairs leading to first floor, open plan to kitchen/diner, doors leading to:

Dining Area
13'0" x 11'2" (3.96m x 3.40m)
Double glazed box window to front, radiator, feature fireplace.

Lounge
13'11" x 11'2" (4.23m x 3.40m)
Double glazed box window to rear, radiator.

Kitchen/Diner
21'2" x 14'4" (6.46m x 4.37m)
Fitted with a matching range of base and eye level units with worktop space over, inset belfast sink with mixer tap, integrated dishwasher, space for fridge/freezer, built-in oven, built-in hob, built-in microwave, double glazed window to front, double glazed window to side, two skylights, inglenook fireplace with log burning stove, radiator, double glazed French doors opening to rear garden.

FIRST FLOOR

Landing
Double glazed window to side, doors leading to:

Bedroom 1
13'1" x 10'10" (4.00m x 3.30m)
Double glazed box window to front, radiator.

Bedroom 2
11'7" x 10'10" (3.54m x 3.30m)
Double glazed window to rear, radiator.

Bedroom 3
6'4" x 6'4" (1.92m x 1.92m)
Double glazed window to front.

Shower Room
5'10" x 7'2" (1.77m x 2.18m)
Two piece suite comprising shower area and vanity wash hand basin, tiled walls, double glazed window to rear, radiator.

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

OUTSIDE
Block paved driveway to the front with lawned garden to the front and side of the property.

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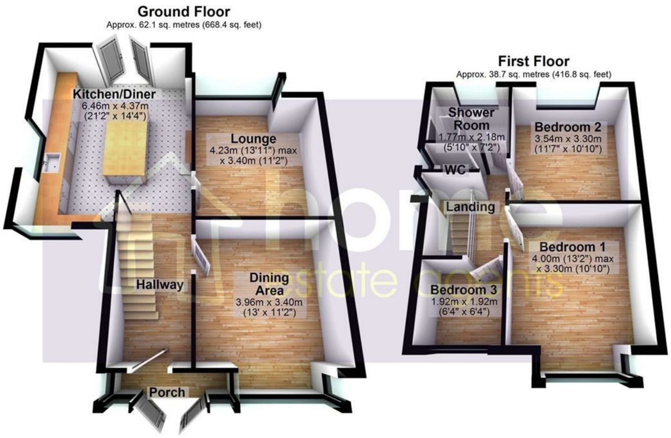

Total area: approx. 100.8 sq. metres (1085.2 sq. feet)

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