home estate agents

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Manor Farm Close, Ashton-Under-Lyne, OL7 9LS

Offers in the region of £320,000

Nestled in the charming area of Manor Farm Close, Ashton-Under-Lyne, this immaculate mid-terrace house presents an exceptional opportunity for families seeking a forever home. Spanning three well-appointed floors, the property boasts three spacious bedrooms and two modern bathrooms, ensuring ample space for comfortable living.

As you enter, you are welcomed into a delightful reception room that sets the tone for the rest of the home. The heart of the house is undoubtedly the beautiful country cottage kitchen, which features a generous dining area perfect for family gatherings and entertaining friends. This inviting space is designed to create lasting memories over shared meals and laughter.

In addition to the main living areas, the property includes a separate laundry room and under-house storage, providing practical solutions for everyday living. The thoughtful layout ensures that every inch of the home is utilised effectively, making it ideal for busy family life.

Parking is a breeze with space for two vehicles, a valuable asset in this desirable location. The property is ready to move straight into, allowing you to settle in without the hassle of renovations or repairs.

This stunning home is not just a place to live; it is a sanctuary where you can create a lifetime of cherished moments. With its perfect blend of modern convenience and charming character, this property is a must-see for anyone looking to establish roots in a welcoming community. Don't miss the chance to make this beautiful house your new home.







GROUND FLOOR

Porch
4'0" x 4'5" (1.21m x 1.35m)
Porch entrance leading through main door into the property

Hall
6'1" x 2'10" (1.85m x 0.86m)
Main entrance into the property, stairs leading to the first floor and door leading into the living room

Living Room
12'5" x 13'1" (3.79m x 3.99m)
Bay window to front of the property , Victorian style showcase fireplace. door leading into the Kitchen / diner

Kitchen/Diner
19'1" x 16'3" (5.82m x 4.95m)
The heart of the property - Stunning country style kitchen with large dining space for family & friends to celebrate or enjoy a good Sunday roast. Kitchen includes belfast sink basin and 6 ring ranger cooker.

FIRST FLOOR

Landing
16'6" x 6'5" (5.03m x 1.96m)

Bedroom 1
12'2" x 11'4" (3.71m x 3.45m)
Window to front,

Bedroom 2
9'10" x 11'6" (3.00m x 3.50m)
Window to rear,

Bathroom
5'4" x 6'3" (1.63m x 1.91m)
Window to rear, Radiator , Bath with over shower, toilet & sink basin

SECOND FLOOR

Landing
14'4" x 6'7" (4.37m x 2.00m)

Bedroom 3
14'4" x 6'7" (4.36m x 2.00m)
Window to rear,

En-suite Bathroom
5'10" x 7'4" (1.78m x 2.24m)
Window to rear, Bath with over head shower, toilet & sink basin

Eaves
lots of storage

LOWER GROUND FLOOR

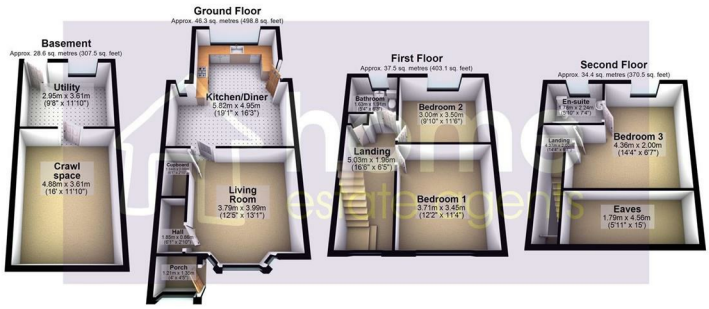
Utility / Laundry
9'8" x 11'10" (2.95m x 3.61m)
Window to rear, plumbing for washing machine & electrics for dryer & extra refrigerators.

Crawl space
Storage rooms under the property with heated pipe work keeping things dry for storage

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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Total area: approx. 146.8 sq. metres (1579.9 sq. feet)







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