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Cranbourne Close, Ashton-Under-Lyne, OL7 9BJ

Offers over £275,000

Occupying a pleasant position on a popular cul-de-sac, this three-bedroom semi-detached family home offers spacious accommodation, complemented by a generous enclosed rear garden and off-road parking. The property is ideally situated in a highly convenient location close to Ashton town centre, providing easy access to an extensive range of shops, supermarkets, cafés, restaurants and everyday amenities. There are also excellent transport links nearby, including Ashton railway station, the Metrolink and bus station, offering convenient connections to surrounding towns and Manchester city centre. The M60 motorway network is also just a short drive away, making this an ideal location for commuters and those requiring easy access to the wider Greater Manchester area.

The accommodation briefly comprises an entrance hall leading through to a spacious lounge which opens into the dining room, creating a sociable and versatile living space ideal for both everyday family life and entertaining. The kitchen/breakfast room provides further space for cooking and informal dining, making it a practical addition to the ground floor.

To the first floor are three well-proportioned bedrooms, offering flexibility for growing families, guests or those requiring space to work from home, together with a family bathroom.

Externally, the property benefits from a block-paved driveway to the front providing valuable off-road parking, with an EV charging point adding further convenience. The garage offers useful additional storage. To the rear is a particularly generous, enclosed lawned garden, providing an excellent outdoor space for children to play, outdoor dining and relaxing during the warmer months.
The combination of its cul-de-sac position, convenient location and generous garden makes this an appealing home for a variety of buyers.







GROUND FLOOR

Entrance Hall
14'2" x 3'1" (4.32m x 0.93m)
Door to front, radiator, stairs leading to first floor, doors leading to:

Lounge
13'0" x 11'9" (3.96m x 3.58m)
Double glazed window to front, feature fireplace, radiator, open plan to:

Dining Room
12'9" x 10'10" (3.89m x 3.29m)
Double glazed window to rear, radiator.

Kitchen/Breakfast Room
16'0" x 9'1" (4.88m x 2.76m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door to storage cupboard, door leading to garage.

FIRST FLOOR

Landing
Double glazed window to side, doors leading to:

Bedroom 1
13'8" x 11'9" (4.16m x 3.58m)
Double glazed window to front, radiator.

Bedroom 2
12'1" x 10'3" (3.69m x 3.13m)
Double glazed window to rear, radiator.

Bedroom 3
8'8" x 7'3" (2.63m x 2.22m)
Double glazed windows to rear and side, radiator.

Bathroom
8'3" x 5'11" (2.52m x 1.80m)
Three piece suite comprising, bath with shower over, wash hand basin and low-level WC, tiled splashbacks, double glazed window to front.

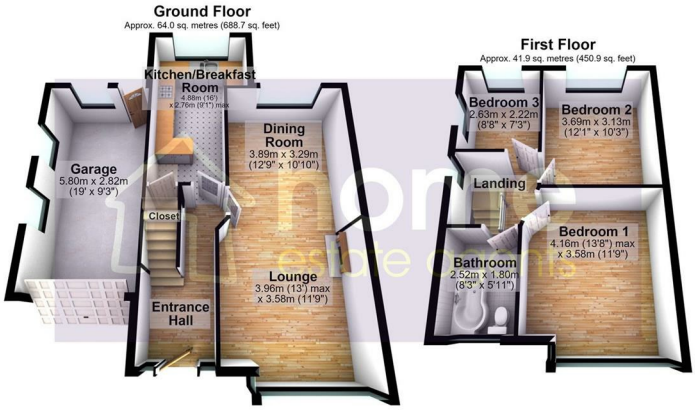
OUTSIDE
Block paved driveway to the front with EV charging point. Garage with power and lighting. Enclosed good sized garden to the rear mainly laid to lawn.

Garage
19'0" x 9'3" (5.80m x 2.82m)
Up and over door to the front, windows to rear and side, door leading out to rear.

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. 105.9 sq. metres (1139.6 sq. feet)







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