



## Holland Grove, Ashton-Under-Lyne, OL6 8TN

**Offers over £229,950**

This well proportioned three bedroom semi-detached property occupies a pleasant cul-de-sac position, ideally situated within easy reach of a wide range of local amenities, schools and convenient transport links, making it an excellent choice for families and commuters alike.

The ground floor is entered via a hallway which provides access to the principal reception rooms. The lounge offers a bright space for relaxation, while the separate dining room provides ample room for family meals and entertaining guests. A well appointed kitchen completes this level.

To the first floor, there are three well sized bedrooms, each offering versatile accommodation suitable for family living, guest space or home working if required. The family bathroom is complemented by a separate WC, a practical feature that enhances convenience for busy households.

Externally, a driveway to the front provides valuable off road parking and enhances the home's kerb appeal. To the rear, the garden offers a private outdoor space. The garden enjoys a particularly attractive position as it is not overlooked, with neighbouring woodland beyond creating a peaceful and secluded backdrop.

Overall, this is a spacious and well located home offering excellent potential for personalisation, situated in a desirable residential setting.



## GROUND FLOOR

### Hallway

Door to front, double glazed window to front, stairs leading to first floor, doors leading to:

### Lounge

14'9" x 9'10" (4.50m x 3.00m)

Double glazed window to front, double glazed window to side, radiator.

### Dining Room

9'9" x 12'10" (2.97m x 3.92m)

Double glazed window to rear, radiator.

### Kitchen

11'3" x 7'10" (3.44m x 2.39m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door leading out to side.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Bedroom 1

14'9" x 10'0" (4.49m x 3.05m)

Double glazed window to front, radiator.

### Bedroom 2

9'10" x 8'2" (2.99m x 2.50m)

Double glazed window to rear, radiator.

### Bedroom 3

11'0" x 6'4" (3.36m x 1.93m)

Double glazed window to rear, radiator.

### Bathroom

6'11" x 6'2" (2.11m x 1.88m)

Two piece suite comprising panelled bath with shower over and pedestal wash hand basin, part tiled walls, double glazed window to rear, heated towel rail.

### WC

Two piece suite comprising, wash hand basin and low-level WC, double glazed window to front.

## OUTSIDE

Driveway to the front. Enclosed garden to the rear which benefits from not being overlooked.

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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. 82.0 sq. metres (882.9 sq. feet)

