

Meadowbank
Ashton-Under-Lyne, OL7 9TF

Offers in the region of £400,000

home estate agents

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This attractive four bedroom detached family home offers spacious and versatile living accommodation, making it an ideal choice for a growing or established family. Located on the highly regarded Limehurst development in Ashton-under-Lyne, the property enjoys a convenient position close to well-regarded local schools, a wide range of amenities, and excellent transport links providing easy access to surrounding towns and Manchester city centre.
The property provides excellent scope for further enhancement, allowing buyers the opportunity to create a truly outstanding and spacious family home tailored to their own tastes.

The ground floor accommodation is both generous and well laid out, comprising an entrance hall, a comfortable lounge ideal for family living, and a separate dining room perfect for formal entertaining. The conservatory adds valuable additional living space and enjoys views over the rear garden, making it an ideal area for relaxation or use as a playroom or home office. Completing the ground floor are a convenient downstairs WC and a useful store room providing additional storage.
To the first floor are four well-proportioned bedrooms, offering flexible accommodation for family members or home working. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property is set back behind a lawned front garden with a block-paved driveway providing off-road parking and leading to a half garage, with the rear portion converted into a practical store room. To the rear is an enclosed garden which is not overlooked, offering a high degree of privacy. perfect for entertaining.

This property represents a fantastic opportunity to acquire a detached family home in a popular residential location, and early viewing is highly recommended to fully appreciate the size, potential, and setting on offer.







GROUND FLOOR

Entrance Hall
Door to front, radiator, stairs leading to first floor, door leading to:

Lounge 15'9" x 13'0" (4.80m x 3.95m)
Double glazed box window to front, radiator, door leading to:

Dining Room 10'4" x 9'10" (3.16m x 2.99m)
Radiator, double doors leading to:

Conservatory 10'9" x 10'6" (3.27m x 3.20m)
Brick built base with double glazed windows to sides, French doors opening out to rear garden.

Kitchen/Breakfast Room 10'4" x 15'5" (3.16m x 4.70m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, door leading out to side, door leading to:

Inner Hallway
Doors leading to:

WC
Double glazed window to side, two piece suite comprising, wash hand basin and low-level WC.

Store Room 7'11" x 8'3" (2.42m x 2.51m)

FIRST FLOOR

Landing
Door to storage cupboard, doors leading to:

Bedroom 1 13'0" x 12'8" (3.97m x 3.86m)
Double glazed window to front, radiator, door leading to:

En-suite Shower Room
Three piece suite comprising shower cubicle, wash hand basin and low-level WC, double glazed window to side.

Bedroom 2 10'6" x 11'8" (3.21m x 3.55m)
Double glazed window to front, window to front, radiator.

Bedroom 3 9'1" x 9'2" (2.77m x 2.80m)
Double glazed window to rear, radiator.

Bedroom 4 8'0" x 8'5" (2.44m x 2.57m)
Double glazed window to rear, radiator.

Bathroom 5'6" x 6'7" (1.68m x 2.00m)
Three piece suite comprising bath, wash hand basin and low-level WC, double glazed window to rear, radiator.

OUTSIDE
Lawned garden to the front with block paved double driveway. Enclosed garden to the rear.

Garage 7'10" x 8'3" (2.40m x 2.51m)
Up and over door to the front.

DISCLAIMER
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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.

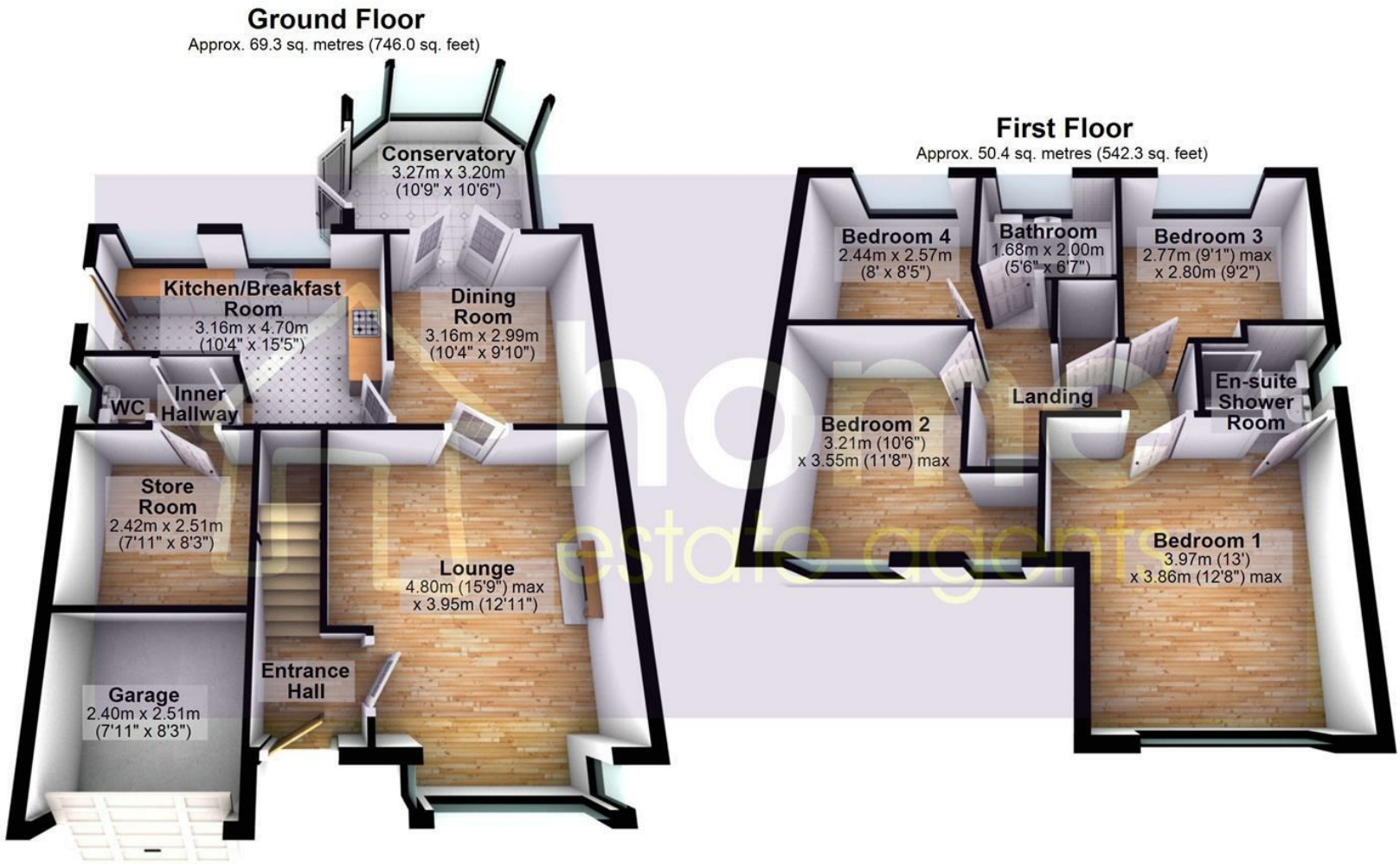
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Total area: approx. 119.7 sq. metres (1288.3 sq. feet)

