



Borrowdale Crescent, Ashton-Under-Lyne, OL7 9HL

Price £250,000

Nestled in the charming area of Borrowdale Crescent, Ashton-Under-Lyne, this delightful semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. With four generously sized bedrooms, this property is perfect for those who require ample living space.

Spread over three floors, the layout of the house is both practical and inviting. The ground floor features a welcoming reception room, ideal for family gatherings or entertaining guests. The large front and back garden enhances the property's appeal, providing a wonderful outdoor space for children to play or for hosting summer barbecues.

Situated on a substantial corner plot, this home offers not only privacy but also the potential for further landscaping or outdoor enhancements. The surrounding area is known for its friendly community and convenient access to local amenities, making it an ideal location for families.

The single bathroom and separate wc is well-appointed, catering to the needs of the household, while the overall design of the home allows for a comfortable and functional living experience.

In summary, this semi-detached house on Borrowdale Crescent is a fantastic family home that combines space, comfort, and a prime location. It is a must-see for anyone looking to settle in Ashton-Under-Lyne..



GROUND FLOOR

Entrance Hall

Door to front, stairs leading to first floor, doors leading to:

Living Room

20'6" x 11'11" (6.26m x 3.63m)

Window to front, window to rear, door leading to:

Kitchen/Diner

9'6" x 17'11" (2.89m x 5.45m)

Fitted with a matching range of base and eye-level units with worktop space over, inset sink with mixer tap, two windows to rear, door leading to:

Conservatory

12'3" x 9'0" (3.74m x 2.75m)

Windows to sides, double door opening to rear garden.

FIRST FLOOR

Landing

Window to front, stairs leading to second floor, doors leading to:

Bedroom 1

9'6" x 11'7" (2.89m x 3.53m)

Window to front, radiator.

Bedroom 2

10'9" x 11'7" (3.27m x 3.53m)

Window to rear, radiator, shower enclosure.

Bedroom 3

9'6" x 9'0" (2.89m x 2.75m)

Window to rear, radiator.

Bathroom

5'6" x 5'1" (1.68m x 1.56m)

Two piece suite comprising bath with shower over and vanity wash hand basin, window to rear, heated towel rail.

Separate WC

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

SECOND FLOOR

Landing

Door leading to:

Bedroom 4

9'4" x 15'1" (2.85m x 4.61m)

Two velux windows, door to storage cupboard.

OUTSIDE

Gardens to front and rear.

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Total area: approx. 117.0 sq. metres (1259.0 sq. feet)

