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Morpeth Close, Ashton-Under-Lyne, OL7 9SH

Offers over £250,000

Situated in a peaceful cul-de-sac, this well presented three-bedroom semi-detached home offers the perfect blend of comfort and convenience. Located just moments from the scenic Daisy Nook Country Park, it provides an excellent opportunity for families, first-time buyers, and professionals seeking a well-connected yet tranquil setting. With easy access to Ashton-under-Lyne Town Centre, schools, and excellent transport links including the Metrolink and motorway network, this property is ideally positioned for modern living.

The ground floor welcomes you with a bright and airy porch leading into a hallway. The lounge provides a cosy space, while the separate dining room offers a perfect area for family meals and entertaining. The well-equipped kitchen boasts ample storage and workspace, with an adjoining utility room adding extra practicality.

Upstairs, the property comprises three well-proportioned bedrooms, each offering plenty of natural light and space for storage. The family bathroom is fitted with a contemporary suite, providing a sleek and functional space.

Externally, the property benefits from a neatly maintained front lawn and a block-paved driveway offering ample off-road parking, leading down the side of the house. The rear garden offers a peaceful retreat with a paved patio and a lawned area, perfect for outdoor relaxation and entertaining.

With its desirable location, spacious layout, and excellent amenities nearby, this charming home is a must-see for anyone looking for a well-rounded property. **Viewing Highly Recommended**

GROUND FLOOR

Porch
Door to side, double glazed window to front, door leading to:

Hall
Radiator, stairs leading to first floor, door leading to:

Lounge
15'4" x 11'8" (4.67m x 3.55m)
Double glazed bow window to front, feature fireplace with inset living flame effect , radiator, door to under stairs storage, door leading to:

Dining Room
8'10" x 14'10" (2.69m x 4.53m)
Double glazed window to rear, radiator, door leading to:

Kitchen
10'6" x 14'9" (3.21m x 4.50m)
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 double oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading out side, door leading to:

Utility Room
6'9" x 8'7" (2.06m x 2.62m)
Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, space for tumble dryer, double glazed window to side.

FIRST FLOOR

Landing
Double glazed window to side, doors leading to:

Bedroom 1
13'0" x 8'3" (3.97m x 2.52m)
Double glazed window to front, fitted wardrobes radiator.

Bedroom 2
10'9" x 8'3" (3.27m x 2.51m)
Double glazed window to rear, radiator, door to storage cupboard.

Bedroom 3
9'7" x 6'3" (2.91m x 1.91m)
Double glazed window to front, radiator, door to storage cupboard.

Bathroom
5'9" x 6'2" (1.75m x 1.88m)
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE
Lawned garden to the front with block paved driveway leading down to the side. Garden to the rear with paved patio area and lawn.

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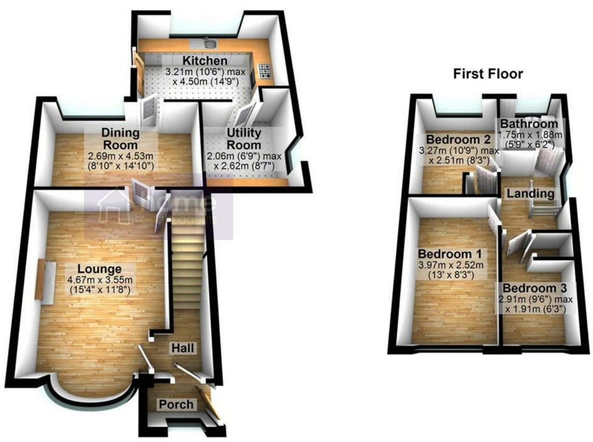

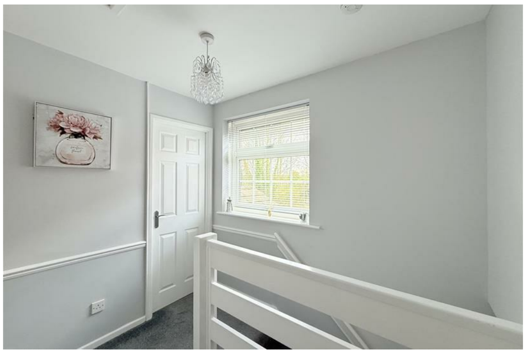

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