



The Heath, Ashton-Under-Lyne, OL7 9SP

Offers over £325,000

Situated on the highly sought-after Limehurst development, close to the Ashton-under-Lyne and Oldham border, this immaculately presented and extended three-bedroom link-detached family home occupies a pleasant position within a quiet cul-de-sac and offers spacious, ready-to-move-into accommodation, making it an ideal choice for growing families. The property also benefits from being just a short walk from the picturesque Daisy Nook Country Park, perfect for countryside walks and outdoor recreation.

The accommodation has been thoughtfully designed to provide modern family living. An entrance vestibule leads into a superbly proportioned lounge which flows seamlessly into the stunning open-plan living, dining and kitchen space, creating the perfect hub for everyday life and entertaining, which features bi-fold doors opening onto the rear garden, effortlessly blending the indoor and outdoor living spaces. Part of the garage has been converted to create a practical utility room, providing valuable additional storage and laundry space, whilst the remaining section of the garage is ideal for storage.

To the first floor, the generous principal bedroom benefits from its own en suite shower room, while two further well-proportioned bedrooms are served by a contemporary family bathroom, completing the accommodation.

Externally, the property enjoys excellent kerb appeal with a block-paved driveway providing ample off-road parking. The enclosed rear garden has been designed with both relaxation and entertaining in mind, featuring a paved patio, an attractive pergola-covered seating area, a well-maintained lawn and planted borders, creating a private and inviting outdoor space for the whole family to enjoy.

Offering a fantastic combination of space, style and location, this exceptional home is a superb opportunity for families seeking a home they can move straight into.



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge

14'10" x 14'2" (4.53m x 4.33m)

Double glazed box window to front, feature fireplace with inset living flame effect fire, radiator, stairs leading to first floor, open plan to:

Open Plan Living

16'8" x 13'5" (5.08m x 4.09m)

Two double glazed windows to side, radiator, bi-fold door opening to rear garden, open plan to:

Kitchen

9'9" x 8'9" (2.96m x 2.66m)

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

Utility Room

6'2" x 7'11" (1.87m x 2.42m)

Plumbing for washing machine, space for tumble dryer, door leading to garage.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1

12'9" x 8'6" (3.88m x 2.59m)

Double glazed window to front, radiator, door leading to:

En-suite

2'2" x 7'10" (0.67m x 2.38m)

Three piece suite comprising, vanity wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to side, heated towel rail.

Bedroom 2

9'4" x 7'10" (2.84m x 2.38m)

Double glazed window to rear, radiator.

Bedroom 3

8'1" x 6'1" (2.47m x 1.85m)

Double glazed window to front, radiator.

Bathroom

6'0" x 6'1" (1.83m x 1.85m)

Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE

Block paved driveway to the front leading to garage and mature planted border. Enclosed garden to the rear with paved patio and pergola covered area, lawn section and planted borders.

Garage

10'8" x 7'11" (3.26m x 2.42m)

Up and over door to the front, access door to rear, power and lighting.

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. 96.0 sq. metres (1033.8 sq. feet)

