



## 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

Stairs, door to:

### Living Room

59'1" x 39'2" (18.00m x 11.95m)

Window to front, window to rear, door to:

### Kitchen/Dining Room

29'6" x 58'9" (9.00m x 17.90m)

Two windows to rear.

### Conservatory

32'10" x 32'10" (10.00m x 10.00m)

Window to rear, four windows to side, door, double door.



## FIRST FLOOR

### Separate wc

### Landing

Stairs, door.

### Bathroom

16'5" x 19'8" (5.00m x 6.00m)

Window to rear, door to:

### Bedroom 1

29'3" x 38'1" (8.92m x 11.60m)

Window to front, door to:

### Bedroom 2

29'6" x 38'1" (9.00m x 11.60m)

Window to rear.

### Bedroom 3

29'6" x 32'10" (9.00m x 10.00m)

Window to rear, door to:

## SECOND FLOOR

### Staircase

### Bedroom 4

31'7" x 45'11" (9.62m x 14.00m)

Two skylights, open plan, door to:

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