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

Occupying a large corner plot, this four-bedroom extended semi-detached family property is situated in a most convenient location in a popular residential location. Ideally suited to a growing family, the property benefits from uPVC double-glazing and gas-fired central heating and there is a large driveway providing off-road parking for numerous vehicles.

**Price £290,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



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

- Four-Bedroom Semi-Detached Property
- Large Corner Plot
- Good Access To All Amenities
- Internal Inspection Highly Recommended
- Two Reception Rooms Plus Conservatory
- Further Potential To Extend (STP)
- Excellent Commuter Links
- Master Bedroom With En-Suite Shower Room
- Popular Cul-de-Sac Location
- Ideally Suited To A Growing Family

## **The Accommodation Briefly Comprises:**

Entrance porch, entrance hallway, lounge, dining room with access to the conservatory, fitted kitchen, separate utility area with downstairs cloaks/WC. To the first floor there are four well-proportioned bedrooms (Master having en-suite shower room) and there is also a family bathroom.

Externally, a large block-paved driveway provides off-road parking for several vehicles. The enclosed rear garden has a flagged patio and further lawned garden area.

The property is within easy reach of Ashton town centre which provides a wide range of shopping and recreational amenities as well as excellent commuter links via its bus, train and Metrolink stations. Junction 23 of the M60 on the nearby Ashton Moss development provides road access throughout the North West. There are several restaurants, Cineworld and Hollywood Bowl on Ashton Moss Leisure Section which again, is within easy reach. There are local junior and high schools also within reasonable travelling distance.

## **The Accommodation In Detail Comprises:**

### **GROUND FLOOR**

#### **Entrance Porch**

uPVC double-glazed front door and window.

#### **Entrance Hallway**

Central heating radiator.

#### **Lounge**

15'5 reducing to 11'11 x 11'8 reducing to 10'1 (4.70m reducing to 3.63m x 3.56m reducing to 3.07m)

uPVC double-glazed window, central heating radiator.

#### **Dining Room**

14'10 x 8'10 (4.52m x 2.69m)

Laminate flooring, uPVC double-glazed window, uPVC double-glazed patio doors to the conservatory, central heating radiator.

#### **Conservatory**

10'7 x 7'3 (3.23m x 2.21m)

uPVC double-glazed, laminate flooring.

### **Kitchen**

10'3 x 8'10 (3.12m x 2.69m)

Single drainer stainless-steel sink unit, a range of wall and floor mounted units, fully tiled, laminate flooring, uPVC double-glazed window, central heating radiator.

### **Utility Room**

6'3 x 5'6 (1.91m x 1.68m)

Floor mounted units, plumbing for automatic washing machine.

### **Cloaks/WC**

Low-level WC, wash hand basin with vanity storage unit below.

### **FIRST FLOOR**

#### **Landing**

#### **Bedroom 1**

17'9 x 8'10 (5.41m x 2.69m)

Laminate flooring, loft access, two uPVC double-glazed windows, central heating radiator.

#### **En-Suite**

Modern white suite having shower cubicle, low-level WC, wash hand basin with vanity storage unit below, fully tiled, tiled floor, recess spotlights, uPVC double-glazed window, towel rail/radiator.

#### **Bedroom 2**

13'3 x 8'4 (4.04m x 2.54m)

Laminate flooring, uPVC double-glazed window, central heating radiator.

#### **Bedroom 3**

11'2 x 8'4 maximum incl built-in storage cupboard (3.40m x 2.54m maximum incl built-in storage cupboa)

uPVC double-glazed window, central heating radiator.

#### **Bedroom 4**

10'0 x 6'4 incl bulkhead storage cupboard (3.05m x 1.93m incl bulkhead storage cupboard)

uPVC double-glazed window, central heating radiator.

### **Bathroom/WC**

Modern white suite having panelled bath with shower over, wash hand basin with vanity storage unit below, low-level WC, fully tiled, tiled floor, uPVC double-glazed window, towel rail/radiator.

### **EXTERNAL**

To the front and side of the property there is a good size block-paved driveway providing off-road parking for several vehicles.

The larger than average corner plot rear garden has lawned and flagged patio sections with mature border plants and shrubs.

### **TENURE**

Tenure is Freehold - Solicitors to confirm.

### **COUNCIL TAX**

Council Tax Band "B".

### **VIEWINGS**

Strictly by appointment with the Agents.

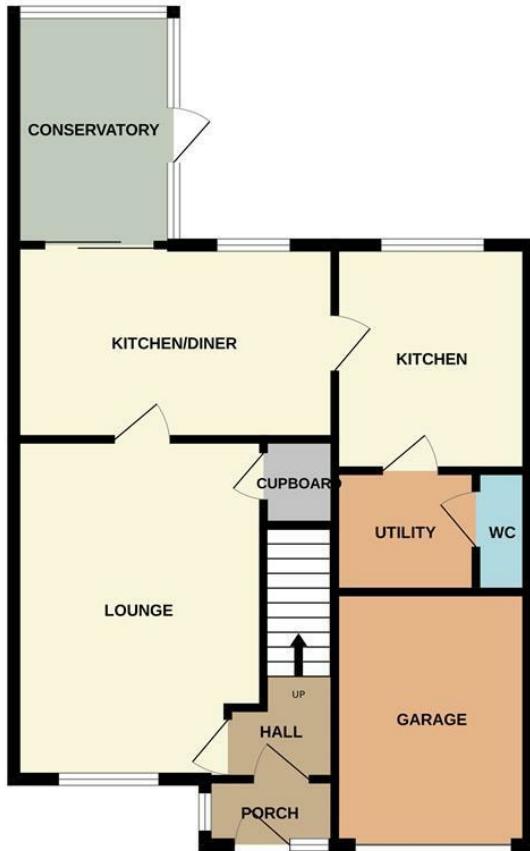


## **Directions**

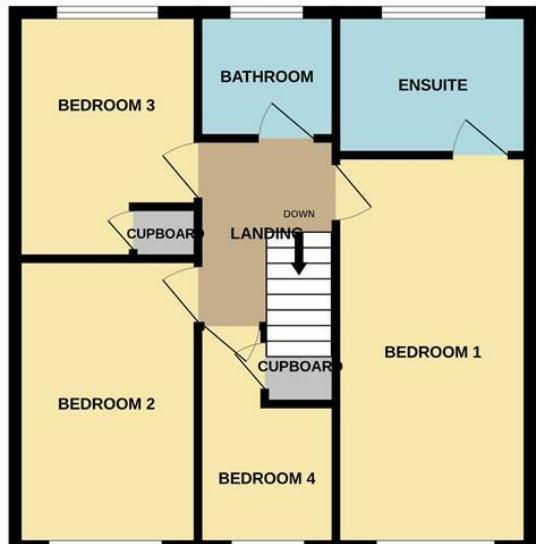


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Council	Household
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Council	Household
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC